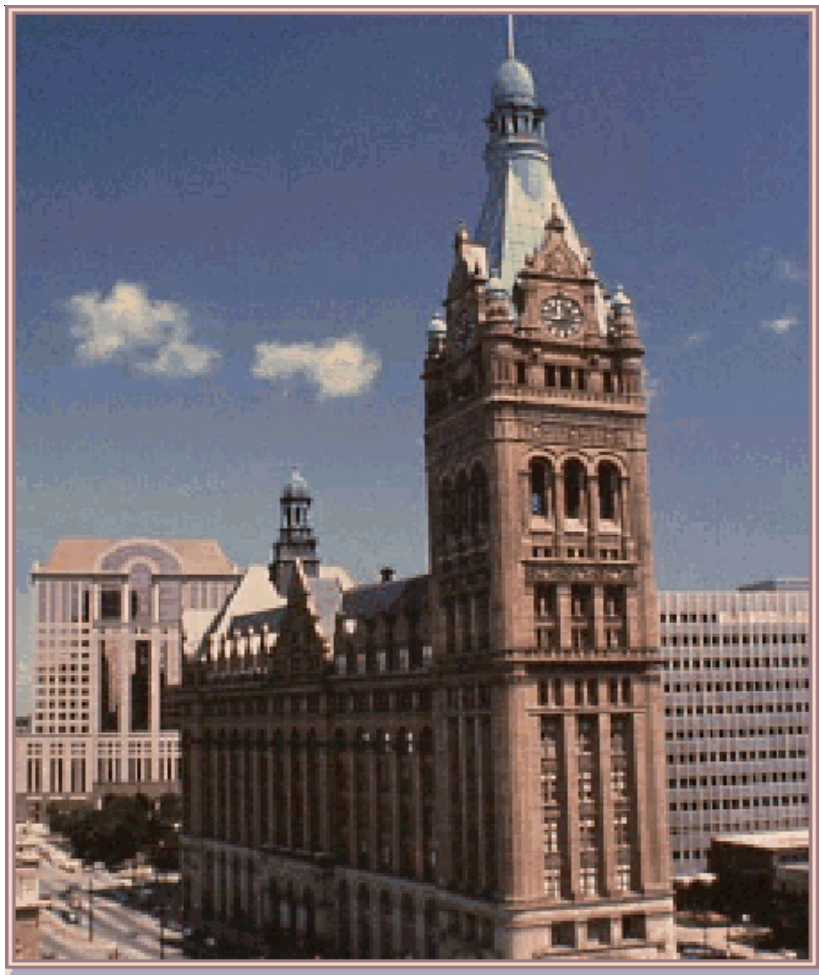




2009 ASSESSMENTS AND TAXES

CITY OF MILWAUKEE

ASSESSOR'S OFFICE



**ASSESSMENT COMMISSIONER
DECEMBER 2009**

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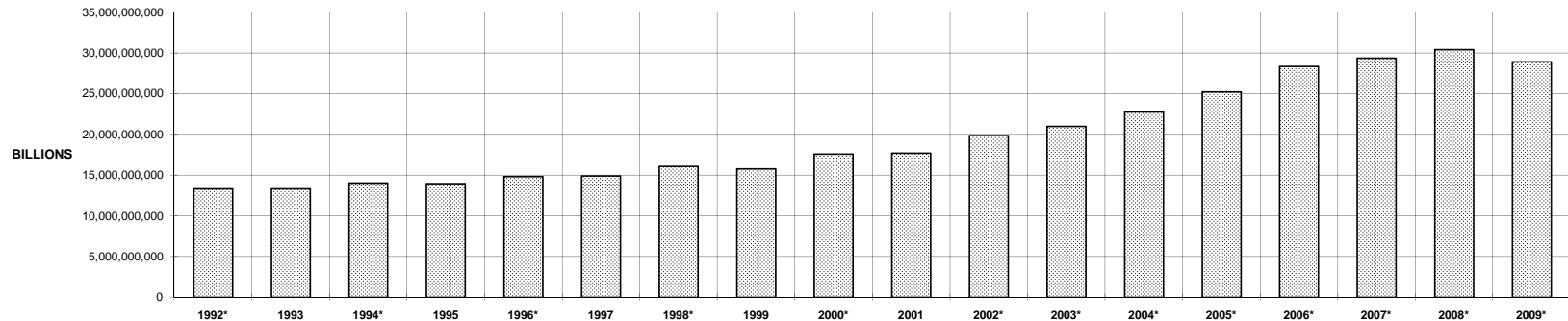
1992 - 2009 COMPARATIVE STATEMENT OF ASSESSED VALUATIONS - CITY OF MILWAUKEE

(Includes parcels in Milwaukee, Washington and Waukesha Counties)

YEAR	RESIDENTIAL			COMMERCIAL			MANUFACTURING		
	LAND	IMPROVEMENTS	TOTAL	LAND	IMPROVEMENTS	TOTAL	LAND	IMPROVEMENTS	TOTAL
1992	1,344,937,490	5,841,042,760	7,185,980,250	879,390,880	3,586,466,630	4,465,857,510	97,899,800	439,536,900	537,436,700
1993	1,344,450,410	5,856,798,650	7,201,249,060	880,184,830	3,582,986,580	4,463,171,410	94,332,000	446,640,800	540,972,800
1994	1,428,293,780	6,312,152,330	7,740,446,110	898,084,070	3,666,538,810	4,564,622,880	100,441,400	459,387,600	559,829,000
1995	1,428,410,430	6,337,156,630	7,765,567,060	899,016,270	3,641,603,790	4,540,620,060	96,486,900	445,048,900	541,535,800
1996	1,430,109,840	6,972,180,780	8,402,290,620	940,810,000	3,800,431,000	4,741,241,000	103,410,400	467,497,700	570,908,100
1997	1,494,268,520	6,963,573,090	8,457,841,610	938,555,925	3,813,007,989	4,751,563,914	104,253,900	466,752,200	571,006,100
1998	1,496,198,190	7,596,999,410	9,093,197,600	988,865,364	4,134,577,761	5,123,443,125	122,080,700	503,725,400	625,806,100
1999	1,497,828,550	7,665,830,540	9,163,659,090	987,217,825	4,115,968,732	5,103,186,557	125,715,100	507,466,500	633,181,600
2000	1,508,081,250	8,784,541,739	10,292,622,989	1,041,601,353	4,570,920,435	5,612,521,788	147,682,800	593,788,800	741,471,600
2001	1,515,635,380	8,843,035,239	10,358,670,619	1,055,145,113	4,661,035,362	5,716,180,475	134,865,700	582,965,000	717,830,700
2002	1,742,406,500	10,284,988,255	12,027,394,755	1,151,699,658	5,024,632,842	6,176,332,500	148,778,100	616,352,200	765,130,300
2003	1,745,324,700	11,193,308,680	12,938,633,380	1,165,043,300	5,328,761,141	6,493,804,441	142,146,800	587,711,400	729,858,200
2004	1,818,293,700	12,483,368,216	14,301,661,916	1,221,150,300	5,682,339,764	6,903,490,064	140,746,200	592,853,300	733,599,500
2005	1,937,058,400	14,179,759,600	16,116,818,000	1,260,395,600	6,287,319,594	7,547,715,194	135,870,200	586,095,900	721,966,100
2006	2,156,290,900	16,055,212,705	18,211,503,605	1,404,598,500	7,093,684,146	8,498,282,646	147,669,700	592,595,400	740,265,100
2007	2,324,243,601	16,429,671,324	18,753,914,925	1,435,990,400	7,514,214,995	8,950,205,395	144,930,200	581,762,000	726,692,200
2008	2,383,200,200	16,790,032,623	19,173,232,823	1,495,788,100	7,987,759,228	9,483,547,328	159,671,400	613,288,500	772,959,900
2009	2,392,700,000	15,351,125,065	17,743,825,065	1,592,203,500	7,893,376,738	9,485,580,238	152,222,300	579,785,500	732,007,800

YEAR	TOTAL REAL ESTATE			NO. OF TAXABLE PARCELS	BOATS & OTHER WATERCRAFT	MACHINERY TOOLS PATTERNS	FURNITURE FIXTURES & EQUIPMENT	ALL OTHER PERSONAL PROPERTY	TOTAL PERSONAL PROPERTY	NO. OF ACCTS.	GRAND TOTAL RE & PP
	LAND	IMPROVEMENTS	TOTAL								
1992*	2,322,228,170	9,867,046,290	12,189,274,460	152,004	95,840	409,721,150	663,828,960	73,850,050	1,147,496,000	13,366	13,336,770,460
1993	2,318,967,240	9,886,426,030	12,205,393,270	151,802	155,040	415,030,230	651,334,950	74,054,470	1,140,574,690	13,639	13,345,967,960
1994*	2,426,819,250	10,438,078,740	12,864,897,990	151,314	382,800	422,746,320	671,368,020	70,338,370	1,164,835,510	14,846	14,029,733,500
1995	2,423,913,600	10,423,809,320	12,847,722,920	151,013	808,060	408,659,080	647,886,660	71,572,180	1,128,925,980	14,688	13,976,648,900
1996*	2,474,330,240	11,240,109,480	13,714,439,720	150,461	447,560	207,157,590	846,354,460	82,207,270	1,136,166,880	14,708	14,850,606,600
1997	2,537,078,345	11,243,333,279	13,780,411,624	150,412	447,530	201,883,590	846,261,300	85,133,190	1,133,725,610	14,626	14,914,137,234
1998*	2,607,144,254	12,235,302,571	14,842,446,825	150,261	478,920	225,321,010	913,643,650	90,223,630	1,229,667,210	14,470	16,072,114,035
1999	2,610,761,475	12,289,265,772	14,900,027,247	147,089	248,500	205,860,980	566,871,340	100,842,100	873,822,920	14,431	15,773,850,167
2000*	2,697,365,403	13,949,250,974	16,646,616,377	149,892	108,560	218,677,340	621,413,800	96,178,520	936,378,220	14,424	17,582,994,597
2001	2,705,646,193	14,087,035,601	16,792,681,794	149,989	29,900	215,682,900	597,457,370	93,932,430	907,102,600	14,143	17,699,784,394
2002*	3,042,884,258	15,925,973,297	18,968,857,555	150,002	28,700	205,530,630	593,877,660	97,960,670	897,397,660	13,855	19,866,255,215
2003*	3,052,514,800	17,109,781,221	20,162,296,021	150,039	0	187,207,670	560,426,230	99,587,320	847,221,220	13,710	21,009,517,241
2004*	3,180,190,200	18,758,561,280	21,938,751,480	150,787	0	178,274,740	558,290,220	97,103,060	833,668,020	16,379	22,772,419,500
2005*	3,333,324,200	21,053,175,094	24,386,499,294	151,285	0	185,601,440	541,830,650	108,217,790	835,649,880	10,980	25,222,149,174
2006*	3,708,559,100	23,741,492,251	27,450,051,351	151,804	0	212,807,790	577,964,150	114,128,550	904,900,490	11,083	28,354,951,841
2007*	3,905,164,201	24,525,648,319	28,430,812,520	153,260	23,500	220,073,245	578,673,675	144,790,022	943,560,442	10,701	29,374,372,962
2008*	4,038,659,700	25,391,080,351	29,429,740,051	153,946	24,300	219,740,643	631,262,646	150,907,564	1,001,935,153	10,544	30,431,675,204
2009*	4,137,125,800	23,824,287,303	27,961,413,103	152,239	0	211,074,982	632,652,068	139,433,219	983,160,269	10,246	28,944,573,372

*REVALUATION YEAR



**TOTAL 2009 ASSESSED VALUATION
CITY OF MILWAUKEE**

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - MILWAUKEE COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Residential	\$ 2,392,700,000	\$ 15,351,125,065	\$ 17,743,825,065	61.30%
Commercial	\$ 1,591,849,200	\$ 7,892,451,738	\$ 9,484,300,938	32.77%
Total (City of Milwaukee)	\$ 3,984,549,200	\$ 23,243,576,803	\$ 27,228,126,003	94.07%
Mfg.(Wis.D/R)	\$ 150,270,200	\$ 566,661,600	\$ 716,931,800	2.48%
TOTAL REAL ESTATE	\$ 4,134,819,400	\$ 23,810,238,403	\$ 27,945,057,803	96.55%
PERSONAL PROPERTY			TOTAL	% Tax Base
Assessed by City of Milwaukee			\$ 814,641,378	2.81%
Assessed by Wis. D/R			\$ 166,898,500	0.58%
TOTAL PERSONAL PROPERTY			\$ 981,539,878	3.39%
TOTAL ASSESSED VALUE			\$ 28,926,597,681	99.94%
EQUALIZED VALUE (W/TID) *			\$ 31,246,161,200	
			@ 0.9282	

TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WASHINGTON COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 215,000	\$ 925,000	\$ 1,140,000	0.0039%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 108,691	0.0004%
TOTAL ASSESSED VALUE			\$ 1,248,691	0.0043%
EQUALIZED VALUE			\$ 2,144,400	
			@ 1.1779	

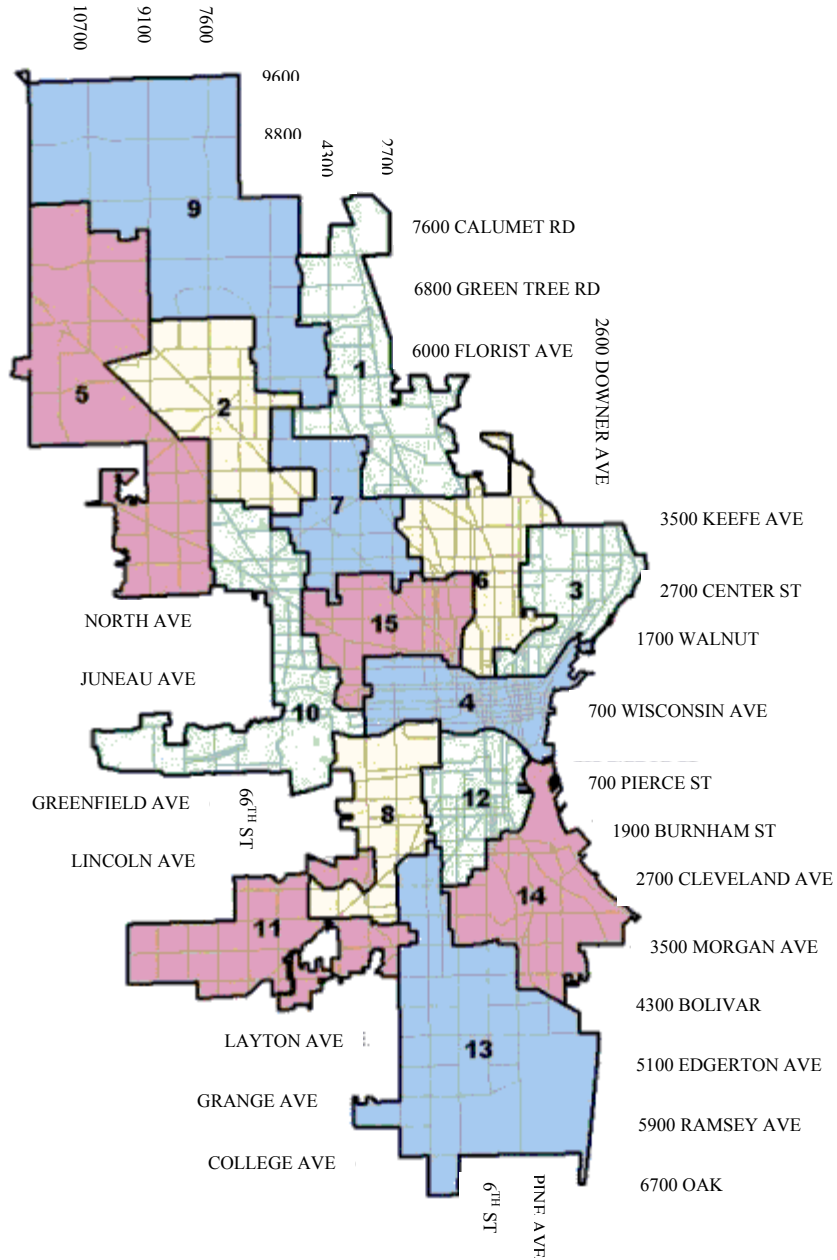
TOTAL ASSESSED VALUATION - CITY OF MILWAUKEE - WAUKESHA COUNTY				
REAL ESTATE	LAND	IMPROVEMENTS	TOTAL	% Tax Base
Commercial	\$ 139,300	\$ 0	\$ 139,300	
Total (City of Milwaukee)	\$ 139,300	\$ 0	\$ 139,300	0.0005%
Mfg.(Wis.D/R)	\$ 1,952,100	\$ 13,123,900	\$ 15,076,000	0.0521%
TOTAL REAL ESTATE	\$ 2,091,400	\$ 13,123,900	\$ 15,215,300	0.0526%
PERSONAL PROPERTY				
Assessed by City of Milwaukee				
Assessed by Wis. D/R			\$ 1,511,700	0.0052%
TOTAL PERSONAL PROPERTY			\$ 1,511,700	0.0052%
TOTAL ASSESSED VALUE			\$ 16,727,000	0.0578%
EQUALIZED VALUE			\$ 18,023,600	
			@ 0.9280	

GRAND TOTAL OF ALL REAL ESTATE	\$ 27,961,413,103	100.00%
GRAND TOTAL OF ALL PERSONAL PROPERTY	\$ 983,160,269	
GRAND TOTAL OF ALL ASSESSABLE PROPERTY	\$ 28,944,573,372	100.00%
EQUALIZED VALUE *	\$ 31,266,329,200	
*Includes TID Increment of	\$ 1,269,958,700	

2009 Ratio of Assessed to Equalized Value	0.9282
2009 Equalized Value Including TID Increment	\$ 31,266,329,200
2009 Equalized Value Excluding TID Increment	\$ 29,996,370,500
2009 TID Equalized Value Increment	\$ 1,269,958,700

**2009 PERSONAL PROPERTY
ASSESSMENTS BY CLASSIFICATION**

<u>CLASSIFICATION</u>	<u>ASSESSED BY DEPT. OF REVENUE</u>	<u>ASSESSED BY CITY</u>	<u>TOTAL</u>
MILWAUKEE COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	74,465,500	135,294,112	209,759,612
Furniture, Fixtures & Equipment	68,100,100	564,261,045	632,361,145
Improvements on Leased Land			
Other Personal Property	<u>24,332,900</u>	<u>115,086,221</u>	<u>139,419,121</u>
TOTAL - MILWAUKEE	166,898,500	814,641,378	981,539,878
WASHINGTON COUNTY			
Machinery, Tools & Patterns		103,770	103,770
Furniture, Fixtures & Equipment		923	923
Other Personal Property		<u>3,998</u>	<u>3,998</u>
TOTAL - WASHINGTON		108,691	108,691
WAUKESHA COUNTY			
Boats & Watercraft			
Machinery, Tools & Patterns	1,211,600		1,211,600
Furniture, Fixtures & Equipment	290,000		290,000
Other Personal Property	<u>10,100</u>		<u>10,100</u>
TOTAL - WAUKESHA	1,511,700		1,511,700
ALL COUNTIES			
Boats & Watercraft			
Machinery, Tools & Patterns	75,677,100	135,397,882	211,074,982
Furniture, Fixtures & Equipment	68,390,100	564,261,968	632,652,068
Improvements on Leased Land			
Other Personal Property	<u>24,343,000</u>	<u>115,090,219</u>	<u>139,433,219</u>
GRAND TOTAL	<u>168,410,200</u>	<u>814,750,069</u>	<u>983,160,269</u>



SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	1	ALDERPERSON HAMILTON							
PROPERTY CLASS	PARCELS	2008 ASSESSMENTS	2009 ASSESSMENTS	\$ CHANGE	MEDIAN 2009 VALUE	AVE 2008 VALUE	AVE 2009 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,300	906,656,600	818,244,600	-88,412,000	87,100	97,490	87,983	-9.75%	2.926%
CONDOMINIUM	21	982,100	982,100	0	46,400	46,767	46,767	0.00%	0.004%
TOTAL RESIDENTIAL	9,321	907,638,700	819,226,700	-88,412,000	87,000	97,376	87,890	-9.74%	2.930%
MANUFACTURING	90	72,340,400	68,774,500	-3,565,900	377,450	803,782	764,161	-4.93%	0.246%
TOTAL MANUFACTURING	90	72,340,400	68,774,500	-3,565,900	377,450	803,782	764,161	-4.93%	0.246%
LOCAL COMMERCIAL	484	79,932,500	81,251,008	1,318,508	117,000	165,150	167,874	1.65%	0.291%
SPECIAL COMMERCIAL	121	102,031,400	100,840,400	-1,191,000	597,000	843,235	833,392	-1.17%	0.361%
APARTMENTS	289	98,458,400	94,105,000	-4,353,400	194,900	340,687	325,623	-4.42%	0.337%
TOTAL COMMERCIAL	894	280,422,300	276,196,408	-4,225,892	168,000	313,671	308,945	-1.51%	0.988%
ALL CLASSES	10,305	1,260,401,400	1,164,197,608	-96,203,792	88,700	122,310	112,974	-7.63%	4.164%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	2	ALDERPERSON DAVIS							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	9,457	1,096,680,100	1,102,999,900	6,319,800	115,400	115,965	116,633	0.58%	3.748%
CONDOMINIUM	210	12,355,900	13,251,600	895,700	66,000	58,838	63,103	7.25%	0.045%
TOTAL RESIDENTIAL	9,667	1,109,036,000	1,116,251,500	7,215,500	114,900	114,724	115,470	0.65%	3.793%
MANUFACTURING	33	17,348,000	18,526,700	1,178,700	310,700	525,697	561,415	6.79%	0.063%
TOTAL MANUFACTURING	33	17,348,000	18,526,700	1,178,700	310,700	525,697	561,415	6.79%	0.063%
LOCAL COMMERCIAL	345	68,591,600	80,209,700	11,618,100	169,000	198,816	232,492	16.94%	0.273%
SPECIAL COMMERCIAL	103	164,388,500	175,171,900	10,783,400	871,600	1,596,005	1,700,698	6.56%	0.595%
APARTMENTS	507	152,752,400	157,082,200	4,329,800	204,000	301,287	309,827	2.83%	0.534%
TOTAL COMMERCIAL	955	385,732,500	412,463,800	26,731,300	211,000	403,908	431,899	6.93%	1.402%
ALL CLASSES	10,655	1,512,116,500	1,547,242,000	35,125,500	116,700	141,916	145,213	2.32%	5.257%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT		3 ALDERPERSON KOVAC							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,866	1,585,600,600	1,553,105,100	-32,495,500	230,550	270,304	264,764	-2.05%	5.277%
CONDOMINIUM	2,240	478,881,700	482,655,125	3,773,425	201,050	213,786	215,471	0.79%	1.640%
TOTAL RESIDENTIAL	8,106	2,064,482,300	2,035,760,225	-28,722,075	221,600	254,686	251,142	-1.39%	6.917%
MANUFACTURING	17	14,910,700	16,694,600	1,783,900	288,300	877,100	982,035	11.96%	0.057%
TOTAL MANUFACTURING	17	14,910,700	16,694,600	1,783,900	288,300	877,100	982,035	11.96%	0.057%
LOCAL COMMERCIAL	494	212,219,500	241,899,200	29,679,700	313,000	429,594	489,674	13.99%	0.822%
SPECIAL COMMERCIAL	102	224,731,700	313,849,300	89,117,600	849,450	2,203,252	3,076,954	39.66%	1.066%
APARTMENTS	645	581,221,600	597,641,000	16,419,400	545,000	901,119	926,575	2.82%	2.031%
TOTAL COMMERCIAL	1,241	1,018,172,800	1,153,389,500	135,216,700	419,600	820,445	929,403	13.28%	3.919%
ALL CLASSES	9,364	3,097,565,800	3,205,844,325	108,278,525	233,200	330,795	342,358	3.50%	10.893%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	4	ALDERPERSON BAUMAN							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	2,057	186,045,000	199,644,700	13,599,700	85,700	90,445	97,056	7.31%	0.678%
CONDOMINIUM	2,409	682,220,500	832,455,700	150,235,200	244,800	283,197	345,561	22.02%	2.829%
TOTAL RESIDENTIAL	4,466	868,265,500	1,032,100,400	163,834,900	152,850	194,417	231,102	18.87%	3.507%
MANUFACTURING	20	31,611,700	33,882,600	2,270,900	676,250	1,580,585	1,694,130	7.18%	0.115%
TOTAL MANUFACTURING	20	31,611,700	33,882,600	2,270,900	676,250	1,580,585	1,694,130	7.18%	0.115%
LOCAL COMMERCIAL	404	231,538,889	286,402,210	54,863,321	258,000	573,116	708,916	23.70%	0.973%
SPECIAL COMMERCIAL	457	1,717,968,305	1,867,313,800	149,345,495	760,000	3,759,230	4,086,026	8.69%	6.345%
APARTMENTS	445	531,922,000	573,541,200	41,619,200	460,600	1,195,330	1,288,857	7.82%	1.949%
TOTAL COMMERCIAL	1,306	2,481,429,194	2,727,257,210	245,828,016	463,500	1,900,022	2,088,252	9.91%	9.267%
ALL CLASSES	5,792	3,381,306,394	3,793,240,210	411,933,816	175,750	583,789	654,910	12.18%	12.889%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	5	ALDERPERSON BOHL							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,498	1,807,159,500	1,812,684,425	5,524,925	148,700	157,172	157,652	0.31%	6.159%
CONDOMINIUM	1,046	91,335,600	89,675,100	-1,660,500	86,050	87,319	85,731	-1.82%	0.305%
TOTAL RESIDENTIAL	12,544	1,898,495,100	1,902,359,525	3,864,425	145,300	151,347	151,655	0.20%	6.464%
MANUFACTURING	19	27,195,000	28,419,700	1,224,700	722,400	1,431,316	1,495,774	4.50%	0.097%
TOTAL MANUFACTURING	19	27,195,000	28,419,700	1,224,700	722,400	1,431,316	1,495,774	4.50%	0.097%
LOCAL COMMERCIAL	288	84,648,700	93,194,500	8,545,800	210,750	293,919	323,592	10.10%	0.317%
SPECIAL COMMERCIAL	150	355,623,400	364,525,000	8,901,600	1,063,250	2,370,823	2,430,167	2.50%	1.239%
APARTMENTS	495	240,581,100	241,759,000	1,177,900	312,200	486,022	488,402	0.49%	0.821%
TOTAL COMMERCIAL	933	680,853,200	699,478,500	18,625,300	317,800	729,746	749,709	2.74%	2.377%
ALL CLASSES	13,496	2,606,543,300	2,630,257,725	23,714,425	147,700	193,135	194,892	0.91%	8.937%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	6	ALDERPERSON Coggs							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	8,350	599,281,300	684,929,310	85,648,010	74,400	71,770	82,027	14.29%	2.327%
CONDOMINIUM	602	137,728,025	148,327,500	10,599,475	239,950	228,784	246,391	7.70%	0.504%
TOTAL RESIDENTIAL	8,952	737,009,325	833,256,810	96,247,485	76,100	82,329	93,081	13.06%	2.831%
MANUFACTURING	62	40,516,400	44,760,400	4,244,000	457,950	653,490	721,942	10.47%	0.152%
TOTAL MANUFACTURING	62	40,516,400	44,760,400	4,244,000	457,950	653,490	721,942	10.47%	0.152%
LOCAL COMMERCIAL	734	111,025,600	138,199,900	27,174,300	102,100	151,261	188,283	24.48%	0.470%
SPECIAL COMMERCIAL	96	107,480,200	108,965,500	1,485,300	632,250	1,119,585	1,135,057	1.38%	0.370%
APARTMENTS	206	97,739,470	101,370,270	3,630,800	209,950	474,463	492,089	3.71%	0.344%
TOTAL COMMERCIAL	1,036	316,245,270	348,535,670	32,290,400	136,000	305,256	336,424	10.21%	1.184%
ALL CLASSES	10,050	1,093,770,995	1,226,552,880	132,781,885	77,900	108,833	122,045	12.14%	4.168%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	7	ALDERPERSON WADE							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,343	997,221,300	1,046,077,000	48,855,700	98,300	96,415	101,139	4.90%	3.554%
TOTAL RESIDENTIAL	10,343	997,221,300	1,046,077,000	48,855,700	98,300	96,415	101,139	4.90%	3.554%
MANUFACTURING	32	5,135,800	5,573,600	437,800	97,700	160,494	174,175	8.52%	0.019%
TOTAL MANUFACTURING	32	5,135,800	5,573,600	437,800	97,700	160,494	174,175	8.52%	0.019%
LOCAL COMMERCIAL	356	45,019,100	55,129,100	10,110,000	99,850	126,458	154,857	22.46%	0.187%
SPECIAL COMMERCIAL	40	19,905,300	21,007,500	1,102,200	463,850	497,633	525,188	5.54%	0.071%
APARTMENTS	154	34,135,100	34,618,800	483,700	187,000	221,656	224,797	1.42%	0.118%
TOTAL COMMERCIAL	550	99,059,500	110,755,400	11,695,900	140,350	180,108	201,373	11.81%	0.376%
ALL CLASSES	10,925	1,101,416,600	1,162,406,000	60,989,400	99,000	100,816	106,399	5.54%	3.950%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	8	ALDERPERSON DONOVAN							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,655	909,632,300	929,821,300	20,189,000	119,300	118,829	121,466	2.22%	3.159%
CONDOMINIUM	8	625,500	660,500	35,000	98,000	78,188	82,563	5.60%	0.002%
TOTAL RESIDENTIAL	7,663	910,257,800	930,481,800	20,224,000	119,300	118,786	121,425	2.22%	3.162%
MANUFACTURING	48	33,943,200	43,863,700	9,920,500	296,100	707,150	913,827	29.23%	0.149%
TOTAL MANUFACTURING	48	33,943,200	43,863,700	9,920,500	296,100	707,150	913,827	29.23%	0.149%
LOCAL COMMERCIAL	484	91,999,338	122,131,525	30,132,187	145,750	190,081	252,338	32.75%	0.415%
SPECIAL COMMERCIAL	91	109,115,300	115,979,300	6,864,000	664,000	1,199,069	1,274,498	6.29%	0.394%
APARTMENTS	214	74,765,000	75,140,400	375,400	167,550	349,369	351,123	0.50%	0.255%
TOTAL COMMERCIAL	789	275,879,638	313,251,225	37,371,587	164,000	349,657	397,023	13.55%	1.064%
ALL CLASSES	8,500	1,220,080,638	1,287,596,725	67,516,087	121,000	143,539	151,482	5.53%	4.375%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	9	ALDERPERSON PUENTE							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	6,607	852,412,500	873,206,500	20,794,000	131,300	129,017	132,164	2.44%	2.967%
CONDOMINIUM	2,717	199,433,100	201,768,500	2,335,400	71,800	73,402	74,262	1.17%	0.686%
TOTAL RESIDENTIAL	9,324	1,051,845,600	1,074,975,000	23,129,400	119,000	112,811	115,291	2.20%	3.653%
MANUFACTURING	153	275,741,300	292,613,900	16,872,600	1,188,500	1,802,231	1,912,509	6.12%	0.994%
TOTAL MANUFACTURING	153	275,741,300	292,613,900	16,872,600	1,188,500	1,802,231	1,912,509	6.12%	0.994%
LOCAL COMMERCIAL	262	110,944,690	119,206,100	8,261,410	342,500	423,453	454,985	7.45%	0.405%
SPECIAL COMMERCIAL	233	405,623,950	468,129,450	62,505,500	1,079,200	1,740,875	2,009,139	15.41%	1.591%
APARTMENTS	334	258,417,400	263,798,800	5,381,400	313,200	773,705	789,817	2.08%	0.896%
TOTAL COMMERCIAL	829	774,986,040	851,134,350	76,148,310	406,000	934,844	1,026,700	9.83%	2.892%
ALL CLASSES	10,306	2,102,572,940	2,218,723,250	116,150,310	123,100	204,014	215,285	5.52%	7.539%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	10	ALDERPERSON MURPHY							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	11,254	1,714,963,300	1,702,630,400	-12,332,900	145,100	152,387	151,291	-0.72%	5.785%
CONDOMINIUM	75	9,545,400	11,621,200	2,075,800	129,900	127,272	154,949	21.75%	0.039%
TOTAL RESIDENTIAL	11,329	1,724,508,700	1,714,251,600	-10,257,100	145,100	152,221	151,315	-0.59%	5.825%
MANUFACTURING	22	13,400,400	14,474,800	1,074,400	600,000	609,109	657,945	8.02%	0.049%
TOTAL MANUFACTURING	22	13,400,400	14,474,800	1,074,400	600,000	609,109	657,945	8.02%	0.049%
LOCAL COMMERCIAL	461	100,171,513	113,777,813	13,606,300	175,000	217,292	246,807	13.58%	0.387%
SPECIAL COMMERCIAL	80	143,580,500	142,741,100	-839,400	724,200	1,794,756	1,784,264	-0.58%	0.485%
APARTMENTS	384	154,616,300	159,807,100	5,190,800	285,250	402,647	416,164	3.36%	0.543%
TOTAL COMMERCIAL	925	398,368,313	416,326,013	17,957,700	256,000	430,668	450,082	4.51%	1.415%
ALL CLASSES	12,276	2,136,277,413	2,145,052,413	8,775,000	147,350	174,021	174,735	0.41%	7.289%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	11	ALDERPERSON DUDZIK							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,674	1,807,222,900	1,788,715,100	-18,507,800	161,000	169,311	167,577	-1.02%	6.078%
CONDOMINIUM	352	46,105,200	45,763,200	-342,000	118,350	130,981	130,009	-0.74%	0.155%
TOTAL RESIDENTIAL	11,026	1,853,328,100	1,834,478,300	-18,849,800	160,100	168,087	166,377	-1.02%	6.233%
MANUFACTURING	7	4,284,500	5,674,800	1,390,300	275,400	612,071	810,686	32.45%	0.019%
TOTAL MANUFACTURING	7	4,284,500	5,674,800	1,390,300	275,400	612,071	810,686	32.45%	0.019%
LOCAL COMMERCIAL	161	52,737,200	55,639,200	2,902,000	250,000	327,560	345,585	5.50%	0.189%
SPECIAL COMMERCIAL	72	93,466,200	98,754,500	5,288,300	828,600	1,298,142	1,371,590	5.66%	0.336%
APARTMENTS	487	319,396,700	319,831,300	434,600	319,800	655,845	656,738	0.14%	1.087%
TOTAL COMMERCIAL	720	465,600,100	474,225,000	8,624,900	322,000	646,667	658,646	1.85%	1.611%
ALL CLASSES	11,753	2,323,212,700	2,314,378,100	-8,834,600	162,400	197,670	196,918	-0.38%	7.864%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	12	ALDERPERSON WITKOWIAK							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	5,935	461,242,100	522,745,763	61,503,663	87,000	77,716	88,078	13.33%	1.776%
CONDOMINIUM	397	103,074,000	80,322,000	-22,752,000	172,800	259,632	202,322	-22.07%	0.273%
TOTAL RESIDENTIAL	6,332	564,316,100	603,067,763	38,751,663	88,900	89,121	95,241	6.87%	2.049%
MANUFACTURING	102	61,196,400	66,677,000	5,480,600	240,550	599,965	653,696	8.96%	0.227%
TOTAL MANUFACTURING	102	61,196,400	66,677,000	5,480,600	240,550	599,965	653,696	8.96%	0.227%
LOCAL COMMERCIAL	913	214,717,600	253,858,657	39,141,057	145,000	235,178	278,049	18.23%	0.863%
SPECIAL COMMERCIAL	137	123,638,000	138,100,400	14,462,400	600,000	902,467	1,008,032	11.70%	0.469%
APARTMENTS	272	72,778,500	78,490,900	5,712,400	133,950	267,568	288,569	7.85%	0.267%
TOTAL COMMERCIAL	1,322	411,134,100	470,449,957	59,315,857	145,600	310,994	355,862	14.43%	1.599%
ALL CLASSES	7,756	1,036,646,600	1,140,194,720	103,548,120	93,900	133,657	147,008	9.99%	3.874%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	13	ALDERPERSON WITKOWSKI							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,498	1,678,398,200	1,675,773,700	-2,624,500	155,750	159,878	159,628	-0.16%	5.694%
CONDOMINIUM	646	73,425,400	74,453,400	1,028,000	115,250	113,662	115,253	1.40%	0.253%
TOTAL RESIDENTIAL	11,144	1,751,823,600	1,750,227,100	-1,596,500	153,700	157,199	157,056	-0.09%	5.947%
MANUFACTURING	27	31,250,800	35,088,000	3,837,200	959,900	1,157,437	1,299,556	12.28%	0.119%
TOTAL MANUFACTURING	27	31,250,800	35,088,000	3,837,200	959,900	1,157,437	1,299,556	12.28%	0.119%
LOCAL COMMERCIAL	352	130,338,300	140,725,500	10,387,200	244,650	370,279	399,788	7.97%	0.478%
SPECIAL COMMERCIAL	223	398,997,500	420,351,300	21,353,800	1,145,000	1,789,226	1,884,983	5.35%	1.428%
APARTMENTS	233	162,786,600	163,459,700	673,100	314,000	698,655	701,544	0.41%	0.555%
TOTAL COMMERCIAL	808	692,122,400	724,536,500	32,414,100	382,000	856,587	896,704	4.68%	2.462%
ALL CLASSES	11,979	2,475,196,800	2,509,851,600	34,654,800	155,600	206,628	209,521	1.40%	8.528%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	14	ALDERPERSON ZIELINSKI							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	10,974	1,718,069,200	1,720,433,100	2,363,900	150,750	156,558	156,774	0.14%	5.846%
CONDOMINIUM	330	55,394,100	59,199,000	3,804,900	185,400	167,861	179,391	6.87%	0.201%
TOTAL RESIDENTIAL	11,304	1,773,463,300	1,779,632,100	6,168,800	151,300	156,888	157,434	0.35%	6.047%
MANUFACTURING	41	28,805,600	30,444,400	1,638,800	250,600	702,576	742,546	5.69%	0.103%
TOTAL MANUFACTURING	41	28,805,600	30,444,400	1,638,800	250,600	702,576	742,546	5.69%	0.103%
LOCAL COMMERCIAL	533	111,799,200	118,455,018	6,655,818	179,000	209,755	222,242	5.95%	0.403%
SPECIAL COMMERCIAL	97	110,945,900	116,111,200	5,165,300	633,000	1,143,772	1,197,023	4.66%	0.395%
APARTMENTS	241	96,987,500	99,379,700	2,392,200	281,300	402,438	412,364	2.47%	0.338%
TOTAL COMMERCIAL	871	319,732,600	333,945,918	14,213,318	224,400	367,087	383,405	4.45%	1.135%
ALL CLASSES	12,216	2,122,001,500	2,144,022,418	22,020,918	152,700	173,707	175,509	1.04%	7.285%

SUMMARY OF ASSESSED VALUE - BY ALDERMANIC DISTRICT

ALDERMANIC DISTRICT	15	ALDERPERSON HINES							
PROPERTY CLASS	PARCELS	2007 ASSESSMENTS	2008 ASSESSMENTS	\$ CHANGE	MEDIAN 2008 VALUE	AVE 2007 VALUE	AVE 2008 VALUE	% CHANGE	% OF TOTAL ASSESSED VALUE
RESIDENTIAL	7,562	542,791,600	606,141,700	63,350,100	75,500	71,779	80,156	11.67%	2.060%
CONDOMINIUM	105	5,429,500	5,957,700	528,200	54,200	51,710	56,740	9.73%	0.020%
TOTAL RESIDENTIAL	7,667	548,221,100	612,099,400	63,878,300	75,400	71,504	79,836	11.65%	2.080%
MANUFACTURING	35	64,698,300	65,627,200	928,900	225,500	1,848,523	1,875,063	1.44%	0.223%
TOTAL MANUFACTURING	35	64,698,300	65,627,200	928,900	225,500	1,848,523	1,875,063	1.44%	0.223%
LOCAL COMMERCIAL	660	54,729,640	70,221,485	15,491,845	72,950	82,924	106,396	28.31%	0.239%
SPECIAL COMMERCIAL	71	42,017,200	51,639,800	9,622,600	384,000	591,792	727,321	22.90%	0.175%
APARTMENTS	134	39,607,300	41,678,900	2,071,600	133,650	295,577	311,037	5.23%	0.142%
TOTAL COMMERCIAL	865	136,354,140	163,540,185	27,186,045	87,600	157,635	189,064	19.94%	0.556%
ALL CLASSES	8,567	749,273,540	841,266,785	91,993,245	76,500	87,460	98,199	12.28%	2.859%
ALL CLASSES	153,945	28,154,930,320	29,429,740,051	1,274,809,731		182,890	191,170	12.28%	

CHANGE IN ASSESSED VALUE - CITY OF MILWAUKEE - 2009 REVALUATION

ASSESSMENT CHANGE BY ALDERMANIC DISTRICT
ALL PROPERTY VALUES

ALDERMANIC DISTRICT	PARCELS	2008 ASSESSMENT	2009 ASSESSMENT	\$ CHANGE	MEDIAN 2009 ASSESSMENT	AVE 2008 ASSESSMENT	AVE 2009 ASSESSMENT	% CHANGE
1	10,215	1,188,061,000	1,095,423,108	-92,637,892	88,600.00	116,305.53	107,236.72	-7.80%
2	10,619	1,526,625,000	1,333,393,600	-193,231,400	97,900.00	143,763.54	125,566.78	-12.66%
3	9,435	3,161,971,625	3,166,883,300	4,911,675	218,700.00	335,132.13	335,652.71	0.16%
4	5,837	3,679,866,510	3,661,836,611	-18,029,899	170,000.00	630,437.98	627,349.09	-0.49%
5	13,466	2,598,301,825	2,480,540,663	-117,761,162	139,700.00	192,952.76	184,207.68	-4.53%
6	9,976	1,167,240,380	1,092,199,670	-75,040,710	64,850.00	117,004.85	109,482.73	-6.43%
7	10,883	1,155,709,600	993,807,400	-161,902,200	84,900.00	106,194.03	91,317.41	-14.01%
8	8,455	1,239,940,800	1,185,672,100	-54,268,700	113,300.00	146,651.78	140,233.25	-4.38%
9	10,414	1,885,526,850	1,874,620,552	-10,906,298	115,000.00	181,056.93	180,009.66	-0.58%
10	12,244	2,120,181,513	1,957,002,413	-163,179,100	134,750.00	173,160.86	159,833.58	-7.70%
11	11,747	2,308,096,900	2,174,846,800	-133,250,100	151,200.00	196,483.94	185,140.61	-5.77%
12	7,647	1,067,859,520	1,041,852,484	-26,007,036	85,100.00	139,644.24	136,243.30	-2.44%
13	11,953	2,472,004,800	2,413,319,700	-58,685,100	150,200.00	206,810.41	201,900.75	-2.37%
14	13,034	2,106,495,818	2,109,535,917	3,040,099	143,900.00	161,615.45	161,861.12	0.14%
15	8,497	772,192,585	647,777,485	-124,415,100	58,700.00	90,878.26	76,236.02	-16.11%
TOTAL	154,422	28,450,074,726	27,228,711,803	-1,221,362,923	119,100	184,236	176,328	-4.29%

2009 REAL ESTATE TOTALS FOR 2010 TAX RATE PURPOSES

17-Dec-09

<u>MILWAUKEE</u>					<u>WASHINGTON</u>					<u>WAUKESHA</u>					<u>ALL COUNTIES</u>				
	LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL
RESIDENTIAL	\$ 2,269,604,500	\$ 13,447,851,163	\$ 15,717,455,663	56.24%		\$ 0	\$ 0	\$ 0	0.00%		\$ 0	\$ 0	\$ 0	0.00%		\$ 2,269,604,500	\$ 13,447,851,163	\$ 15,717,455,663	56.21%
CONDOMINIUM	123,095,500	1,903,273,902	2,026,369,402	7.25%		0	0	0	0.00%		0	0	0	0.00%		123,095,500	1,903,273,902	2,026,369,402	7.25%
MERCANTILE	417,352,800	1,570,000,119	1,987,352,919	7.11%		215,000	925,000	1,140,000	100.00%		139,300	0	139,300	0.92%		417,707,100	1,570,925,119	1,988,632,219	7.11%
SPECIAL MER	830,221,400	3,681,069,149	4,511,290,549	16.14%		0	0	0	0.00%		0	0	0	0.00%		830,221,400	3,681,069,149	4,511,290,549	16.13%
APARTMENTS	344,275,000	2,641,382,470	2,985,657,470	10.68%		0	0	0	0.00%		0	0	0	0.00%		344,275,000	2,641,382,470	2,985,657,470	10.68%
MANUFACTURING	150,270,200	566,661,600	716,931,800	2.57%		0	0	0	0.00%		1,952,100	13,123,900	15,076,000	99.08%		152,222,300	579,785,500	732,007,800	2.62%
TOTAL	\$ 4,134,819,400	\$ 23,810,238,403	\$ 27,945,057,803	100.00%		\$ 215,000	\$ 925,000	\$ 1,140,000	100.00%		\$ 2,091,400	\$ 13,123,900	\$ 15,215,300	100.00%		\$ 4,137,125,800	\$ 23,824,287,303	\$ 27,961,413,103	100.00%
OMITTED	\$ 66,800	\$ 0	\$ 66,800			\$ 215,000	\$ 653,600	\$ 868,600			\$ 0	\$ 0	\$ 0			\$ 281,800	\$ 653,600	\$ 935,400	OMITTED

\$ 4,137,407,600 \$ 23,824,940,903 \$ 27,962,348,503 TOTAL

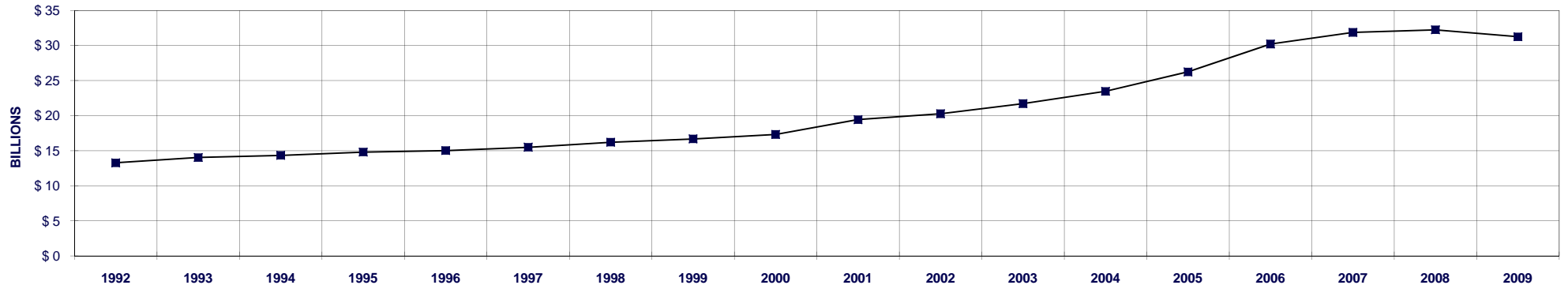
<u>MILWAUKEE</u>					<u>WASHINGTON</u>					<u>WAUKESHA</u>					<u>ALL COUNTIES</u>				
	LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL		LAND	IMPRV	TOTAL	PCT OF TOTAL
RESIDENTIAL	\$ 2,392,700,000	\$ 15,351,125,065	\$ 17,743,825,065	63.50%		\$ 0	\$ 0	\$ 0	0.00%		\$ 0	\$ 0	\$ 0	0.00%		\$ 2,392,700,000	\$ 15,351,125,065	\$ 17,743,825,065	63.46%
COMMERCIAL	1,591,849,200	7,892,451,738	9,484,300,938	33.94%		215,000	925,000	1,140,000	100.00%		139,300	0	139,300	0.92%		1,592,203,500	7,893,376,738	9,485,580,238	33.92%
MANUFACTURING	150,270,200	566,661,600	716,931,800	2.57%		0	0	0	0.00%		1,952,100	13,123,900	15,076,000	99.08%		152,222,300	579,785,500	732,007,800	2.62%
TOTAL	\$ 4,134,819,400	\$ 23,810,238,403	\$ 27,945,057,803	100.00%		\$ 215,000	\$ 925,000	\$ 1,140,000	100.00%		\$ 2,091,400	\$ 13,123,900	\$ 15,215,300	100.00%		\$ 4,137,125,800	\$ 23,824,287,303	\$ 27,961,413,103	100.00%
OMITTED	66,800	0	66,800			215,000	653,600	868,600			0	0	0			281,800	653,600	\$ 935,400	OMITTED

17-Dec-09		2009 PERSONAL PROPERTY TOTALS FOR 2010 TAX PURPOSES									
		FUR/FIXT	LEASED F/F	MCH/TLS/PAT	LEASEDM/T/P	LEASEHOLD	VESSELS	SUPPLIES	OTHER	TOTAL	
MILWAUKEE											MILWAUKEE
	NON-MFG	516,547,078	47,713,967	135,294,112	0	0	0	11,322,656	103,763,565	814,641,378	MILW NON-MFG
	MFG	68,100,100	0	74,465,500	0	0	0	0	24,332,900	166,898,500	MILW MFG
	MILW TOTAL PP	584,647,178	47,713,967	209,759,612	0	0	0	11,322,656	128,096,465	981,539,878	MILW TOTAL PP
	PCT OF COUNTY	59.56%	4.86%	21.37%	0.00%	0.00%	0.00%	1.15%	13.05%	100.00%	PCT OF COUNTY
WAUKESHA											WAUKESHA
	NON-MFG	0	0	0	0	0	0	0	0	0	WAUK NON-MFG
	MFG	290,000	0	1,211,600	0	0	0	0	10,100	1,511,700	WAUK MFG
	WAUK TOTAL PP	290,000	0	1,211,600	0	0	0	0	10,100	1,511,700	WAUK TOTAL PP
	PCT OF COUNTY	19.18%	0.00%	80.15%	0.00%	0.00%	0.00%	0.00%	0.67%	100.00%	PCT OF COUNTY
WASHINGTON											WASHINGTON
	NON-MFG	923	0	103,770	0	0	0	0	3,998	108,691	WASH NON-MFG
	MFG	0	0	0	0	0	0	0	0	0	WASH MFG
	WASH TOTAL PP	923	0	103,770	0	0	0	0	3,998	108,691	WASH TOTAL PP
	PCT OF COUNTY	0.85%	0.00%	95.47%	0.00%	0.00%	0.00%	0.00%	3.68%	100.00%	PCT OF COUNTY
PP TOTAL		584,938,101	47,713,967	211,074,982	0	0	0	11,322,656	128,110,563	983,160,269	PP TOTAL FOR TAX PURPOSES
PCT OF ALL COUNTIES		59.50%	4.85%	21.47%	0.00%	0.00%	0.00%	1.15%	13.03%	100.00%	PCT OF ALL COUNTIES
OMITTED:*											OMITTED:
	MILW NON-MFG	3,547,162	73,286	1,333,907	0	0	0	102,762	1,220,935	6,278,052	MILW NON-MFG
	MILW MFG	0	0	0	0	0	0	0	0	0	MILW MFG
	MILW OMITTED TOTAL	3,547,162	73,286	1,333,907	0	0	0	102,762	1,220,935	6,278,052	MILW OMITTED TOTAL
	WASH NON-MFG	923		111,017						111,940	WASH NON-MFG
	WASH MFG	0	0	0	0	0	0	0	0	0	WASH MFG
	WASH OMITTED TOTAL	923	0	111,017	0	0	0	0	0	111,940	WASH OMITTED TOTAL
	WAUK NON-MFG	0	0	0	0	0	0	0	0	0	WAUK NON-MFG
	WAUK MFG	0	0	0	0	0	0	0	0	0	WAUK MFG
	WAUK OMITTED TOTAL	0	0	0	0	0	0	0	0	0	WAUK OMITTED TOTAL
OMITTED NON-MFG TOTAL		3,548,085	73,286	1,444,924	0	0	0	102,762	1,220,935	6,389,992	
OMITTED MFG TOTAL		0	0	0	0	0	0	0	0	0	
OMITTED TOTAL		3,548,085	73,286	1,444,924	0	0	0	102,762	1,220,935	6,389,992	OMITTED TOTAL
ALL COUNTY SUMMARY											ALL COUNTY SUMMARY
	LOCAL	516,548,001	47,713,967	135,397,882	0	0	0	11,322,656	103,767,563	\$ 814,750,069	LOCAL
	MFG	68,390,100	0	75,677,100	0	0	0	0	24,343,000	\$ 168,410,200	MFG
	TOTAL	584,938,101	47,713,967	211,074,982	0	0	0	11,322,656	128,110,563	\$ 983,160,269	TOTAL
	PCT OF TOTAL	59.50%	4.85%	21.47%	0.00%	0.00%	0.00%	1.15%	13.03%	100.00%	PCT OF TOTAL
	OMITTED-LOCAL	3,548,085	73,286	1,444,924	0	0	0	102,762	1,220,935	6,389,992	OMITTED-LOCAL
	OMITTED-MFG	0	0	0	0	0	0	0	0	0	OMITTED-MFG
	TOTAL	3,548,085	73,286	1,444,924	0	0	0	102,762	1,220,935	\$ 6,389,992	TOTAL
	GRAND TOTAL	588,486,186	47,787,253	212,519,906	0	0	0	11,425,418	129,331,498	\$ 989,550,261	GRAND TOTAL

EQUALIZED VALUES - CITY OF MILWAUKEE, MILWAUKEE COUNTY
As Determined by the Wisconsin Department of Revenue (Includes TID Increment)
1992 through 2009

ASSMT YEAR	BUDGET YEAR	RESIDENTIAL	COMMERCIAL	MANUFACTURING	TOTAL REAL ESTATE	LOCALLY ASS'D P.P. @100%	MFG P.P.	TOTAL PERSONAL PROPERTY	TOTAL EQUALIZED VALUE	% CHANGE	ASSMT LEVEL
1992	1993	7,298,070,000	4,469,385,900	526,050,000	12,293,505,900	627,104,000	346,687,200	973,791,200	\$ 13,267,297,100	0.62%	99.90
1993	1994	7,521,849,800	4,610,977,000	551,966,500	12,684,793,300	982,524,700	362,753,100	1,345,277,800	\$ 14,030,071,100	5.75%	96.39
1994	1995	7,911,127,100	4,700,816,900	554,128,100	13,166,072,100	820,859,300	357,540,200	1,178,399,500	\$ 14,344,471,600	2.24%	98.23
1995	1996	8,246,386,000	4,816,937,000	558,136,300	13,621,459,300	843,894,600	337,612,300	1,181,506,900	\$ 14,802,966,200	3.20%	94.87
1996	1997	8,501,628,200	4,832,185,200	564,031,800	13,897,845,200	796,249,500	329,129,300	1,125,378,800	\$ 15,023,224,000	1.49%	98.87
1997	1998	8,859,450,500	4,883,268,800	579,016,500	14,321,735,800	833,914,100	339,557,000	1,173,471,100	\$ 15,495,206,900	3.14%	96.40
1998	1999	9,133,137,500	5,240,816,800	618,604,400	14,992,558,700	846,872,700	372,079,900	1,218,952,600	\$ 16,211,511,300	4.62%	99.14
1999	2000	9,683,605,700	5,542,613,400	664,870,300	15,891,089,400	570,614,000	222,005,100	792,619,100	\$ 16,683,708,500	2.91%	93.29
2000	2001	10,187,868,400	5,508,737,200	713,760,400	16,410,366,000	679,785,200	231,969,000	911,754,200	\$ 17,322,120,200	3.83%	101.10
2001	2002	11,364,343,700	6,242,525,400	749,682,700	18,356,551,800	858,515,200	215,050,600	1,073,565,800	\$ 19,430,117,600	12.17%	93.37
2002	2003	12,179,233,100	6,440,638,000	760,970,700	19,380,841,800	688,202,400	206,892,500	895,094,900	\$ 20,275,936,700	4.35%	98.10
2003	2004	13,236,432,500	6,860,817,700	734,345,300	20,831,595,500	690,451,000	186,811,500	877,262,500	\$ 21,708,858,000	7.07%	97.07
2004	2005	14,496,333,300	7,406,741,900	733,428,000	22,636,503,200	651,572,785	182,129,015	833,701,800	\$ 23,470,205,000	8.11%	96.84
2005	2006	16,481,059,800	8,187,211,200	734,345,100	25,402,616,100	660,278,500	173,937,400	834,215,900	\$ 26,236,832,000	11.79%	96.02
2006	2007	18,875,983,000	9,661,693,900	765,940,100	29,303,617,000	733,233,000	170,027,900	903,260,900	\$ 30,206,877,900	15.13%	94.47
2007	2008	20,033,287,300	10,133,314,400	763,466,900	30,930,068,600	780,541,600	156,533,800	937,075,400	\$ 31,867,144,000	5.50%	92.31
2008	2009	20,285,128,900	10,185,265,100	800,818,200	31,271,212,200	791,057,300	176,303,600	967,360,900	\$ 32,238,573,100	1.17%	95.21
2009	2010	19,137,313,700	10,377,349,200	772,686,500	30,287,349,400	791,913,300	166,898,500	958,811,800	\$ 31,246,161,200	-3.08%	92.82

TOTAL EQUALIZED VALUE
1992 THROUGH 2009



**EQUALIZED VALUES RECOMMENDED BY THE
STATE SUPERVISOR OF ASSESSMENTS FOR
THE CITY OF MILWAUKEE**

YEAR	REAL ESTATE	PERSONAL PROPERTY	TOTAL	CITY'S % OF MMSD	CITY'S % OF COUNTY
1999 Milw.Co.	\$ 15,891,089,400	\$ 792,619,100	\$ 16,683,708,500	46.8666	45.828
Wash.Co.	\$ 929,700	\$ 305,400	\$ 1,235,100		
Wauk.Co.	\$ 13,548,300	\$ 2,733,400	\$ 16,281,700		
Total*	\$ 15,905,567,400	\$ 795,657,900	\$ 16,701,225,300		
2000 Milw.Co.	\$ 16,410,366,000	\$ 911,754,200	\$ 17,322,120,200	46.3841	45.313
Wash.Co.	\$ 985,900	\$ 458,100	\$ 1,444,000		
Wauk.Co.	\$ 18,415,200	\$ 2,272,000	\$ 20,687,200		
Total*	\$ 16,429,767,100	\$ 914,484,300	\$ 17,344,251,400		
2001 Milw.Co.	\$ 18,356,551,800	\$ 1,073,565,800	\$ 19,430,117,600	47.5934	46.499
Wash.Co.	\$ 985,900	\$ 824,600	\$ 1,810,500		
Wauk.Co.	\$ 18,459,900	\$ 3,442,200	\$ 21,902,100		
Total*	\$ 18,375,997,600	\$ 1,077,832,600	\$ 19,453,830,200		
2002 Milw.Co.	\$ 19,380,841,800	\$ 895,094,900	\$ 20,275,936,700	46.8179	45.734
Wash.Co.	\$ 926,200	\$ 60,000	\$ 986,200		
Wauk.Co.	\$ 18,488,600	\$ 2,975,500	\$ 21,464,100		
Total*	\$ 19,400,256,600	\$ 898,130,400	\$ 20,298,387,000		
2003 Milw.Co.	\$ 20,831,595,500	\$ 877,262,500	\$ 21,708,858,000	46.9193	45.852
Wash.Co.	\$ 934,500	\$ 108,300	\$ 1,042,800		
Wauk.Co.	\$ 18,486,200	\$ 2,367,000	\$ 20,853,200		
Total*	\$ 20,851,016,200	\$ 879,737,800	\$ 21,730,754,000		
2004 Milw.Co.	\$ 22,636,503,200	\$ 833,701,800	\$ 23,470,205,000	46.8266	45.883
Wash.Co.	\$ 934,500	\$ 76,600	\$ 1,011,100		
Wauk.Co.	\$ 18,486,200	\$ 2,071,400	\$ 20,557,600		
Total*	\$ 22,655,923,900	\$ 835,849,800	\$ 23,491,773,700		
2005 Milw.Co.	\$ 25,402,616,100	\$ 834,215,900	\$ 26,236,832,000	47.1728	46.29
Wash.Co.	\$ 934,500	\$ 41,900	\$ 976,400		
Wauk.Co.	\$ 16,904,400	\$ 2,001,000	\$ 18,905,400		
Total*	\$ 25,420,455,000	\$ 836,258,800	\$ 26,256,713,800		
2006 Milw.Co.	\$ 29,303,617,000	\$ 903,260,900	\$ 30,206,877,900	48.5992	47.49
Wash.Co.	\$ 943,600	\$ 15,100	\$ 958,700		
Wauk.Co.	\$ 17,115,700	\$ 2,033,200	\$ 19,148,900		
Total*	\$ 29,321,676,300	\$ 905,309,200	\$ 30,226,985,500		
2007 Milw.Co.	\$ 30,930,068,600	\$ 937,075,400	\$ 31,867,144,000	48.8681	47.478
Wash.Co.	\$ 945,800	\$ 50,800	\$ 996,600		
Wauk.Co.	\$ 17,140,000	\$ 1,911,500	\$ 19,051,500		
Total*	\$ 30,948,154,400	\$ 939,037,700	\$ 31,887,192,100		
2008 Milw.Co.	\$ 31,271,212,200	\$ 967,360,900	\$ 32,238,573,100	48.6094	47.252
Wash.Co.	\$ 0	\$ 0	\$ 0		
Wauk.Co.	\$ 17,135,400	\$ 1,816,500	\$ 18,951,900		
Total*	\$ 31,288,347,600	\$ 969,177,400	\$ 32,257,525,000		
2009 Milw.Co.	\$ 30,287,349,400	\$ 958,811,800	\$ 31,246,161,200	48.1408	46.749
Wash.Co.	\$ 1,902,800	\$ 241,600	\$ 2,144,400		
Wauk.Co.	\$ 16,394,900	\$ 1,628,700	\$ 18,023,600		
Total*	\$ 30,305,647,100	\$ 960,682,100	\$ 31,266,329,200		

TAX INCREMENTAL DISTRICTS - 1976 - 2009 (ACTIVE TID's IN BOLD)
EQUALIZED VALUES AS CERTIFIED BY THE WISCONSIN DEPARTMENT OF REVENUE

	BASE YEAR	BASE VALUE	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2009 INCREMENT	
TID 1	1976	34,673,900	53,857,300	55,138,150	55,484,500	55,738,900	54,948,000	55,764,500	53,683,800	58,294,500	54,662,800	59,049,700	58,527,100	61,497,600	65,009,800										
TID 3	1977	35,442,230	129,890,250																						
TID 4	1978	77,719,390	255,180,800	254,146,450	253,697,550	250,741,200																			
TID 5	1985	871,700	61,319,800	66,564,600	67,263,250	78,374,700	81,503,700	76,165,000	80,491,300	79,005,500	76,462,300	84,010,600	81,146,300	81,689,600	84,748,700	89,315,000	93,027,700	97,720,600	113,881,000	2,505,300					
TID 6	1985	1,700	24,800,400	24,559,000	24,005,100	23,989,400	25,391,600	0	0																
TID 7	1985	2,632,750	9,435,600	18,415,000	23,640,300	32,345,900	39,790,200	40,599,600	0																
TID 8	1986	4,080,900	16,731,800	28,330,150	35,737,250	39,710,900	36,720,400	36,151,800	39,217,500																
TID 9	1988	33,069,350	48,756,000	69,634,950	73,415,350	82,653,300	82,368,900	85,561,800	0																
TID 10	1988	1,470,400	1,950,800	2,803,100	4,388,450	7,064,900	13,470,400	19,690,500	20,670,300	23,879,100	24,168,900	25,111,300	26,063,200	31,423,400	39,803,600										
TID 11	1988	29,464,300	31,407,250	34,835,900	36,690,300	37,485,800	39,314,400	46,946,400	49,190,100	51,635,500	53,064,600	56,259,500	66,503,500	73,520,200	76,747,500	89,315,400	94,393,800	102,839,800	138,250,400	4,819,900					
TID 12	1989	1,068,150	1,068,150	1,105,400	1,081,650	1,074,900	1,147,300	0	0																
TID 13	1989	4,094,600	4,094,600	16,951,100	24,585,150	24,670,700	37,623,900	35,494,000	36,523,800																
TID 14	1990	314,300		314,300	392,700	1,083,900	1,147,300	1,157,800	1,184,400	1,123,100	1,129,700	1,188,500	1,250,400	1,182,900	1,913,500	2,172,000	2,204,300	2,274,100	2,505,300	3,556,300	2,505,300				
TID 15	1991	608,600		608,600	608,600	608,600	3,743,100	4,243,600	4,310,600	4,437,200	4,121,400	3,987,400	3,846,100	3,855,400	3,739,000	4,880,400	4,819,600	4,813,200	4,782,100	3,618,200	4,804,000	4,395,900	4,389,300	3,780,700	
TID 16	1992	0				0	0	0	0																
TID 17	1992	663,100				663,100	448,700	2,122,900	2,331,400	2,444,300	2,632,500	2,648,100	2,639,900	2,647,100	2,547,500	2,867,400	2,898,600	2,918,700	3,268,800	14,516,000	3,492,000	2,266,800	1,933,100	1,270,000	
TID 18	1992	120,300				120,300	67,000	72,300	73,800	1,196,100	1,196,100	1,267,800	1,343,400	2,214,600	2,289,600	2,730,600	2,812,600	3,009,400	3,310,300	3,618,200	4,804,000	2,665,000	2,665,000	2,744,700	
TID 19	1992	24,431,800				24,431,800	25,353,300	32,423,800	40,300,400	41,922,600	42,600,300	43,928,500	46,338,700	47,104,200											
TID 20	1993	3,025,100					3,025,100	2,895,600	4,649,700	4,587,100	4,345,700	4,206,700	4,059,600	4,525,700	5,536,800	5,867,400	6,758,300	9,002,700	12,128,900	113,151,200	18,580,900	15,945,200	21,282,500	18,257,400	
TID 21	1994	1,709,900							2,837,100	4,413,500	4,357,100	4,381,100	4,830,700	4,384,000	4,666,100	5,033,600	6,241,700	6,324,300	7,182,200	26,668,100	9,303,200	10,697,100			
TID 22	1994	7,761,700							2,190,200	2,124,200	2,231,000	4,548,200	11,708,500	14,126,400	26,727,800	35,875,100	60,292,400	68,523,600	89,630,500	55,813,600	149,067,000	155,371,000	178,195,100	170,433,400	
TID 23	1994	4,853,800							5,253,000	5,264,500	5,519,900	12,601,700	13,934,800	16,178,300	18,952,000	20,729,800	21,343,700	21,909,400	24,736,100	12,646,700	26,378,500	29,389,400	30,005,500	25,151,700	
TID 24	1994	6,032,800							12,342,900	12,103,900	11,929,300	13,851,300	15,985,700	14,897,800	17,973,500	47,285,400	42,511,100	45,187,600	49,112,100	16,306,400	57,815,500	59,893,700			
TID 25	1994	369,200							446,400	2,495,300	4,193,600	10,272,600	5,625,000	8,733,300	9,780,600	10,381,800	10,536,500	10,999,100	11,804,200	11,904,400					
TID 26	1995	6,721,500							10,767,900	10,825,900	12,107,300	16,034,100	20,803,400	24,147,000											
TID 27	1995	1,669,800							532,200	5,106,400	12,392,900	12,757,200	12,589,200	12,694,100	12,682,200	12,709,400	14,149,900	15,155,900	32,177,300	16,229,900	10,058,000	11,372,300	9,702,500		
TID 28	1995	1,017,400							605,600	1,848,700	3,767,700	4,038,200	5,375,300	7,117,200	8,015,000	9,129,300	9,823,900	10,892,900	10,007,400	12,604,500	12,789,800	12,930,400	11,913,000		
TID 29	1995	889,700							3,550,500	3,630,600	9,173,100	17,426,100	23,074,200	41,052,700	41,366,700	43,048,800	46,173,900	51,058,200	37,028,200						
TID 30	1996	14,066,000							12,887,600	13,491,900	13,213,000	16,868,600	19,784,600	21,980,300	22,956,700	26,279,800	1,883,000								
TID 31	1996	14,793,000										17,726,800	17,497,600	20,222,500	22,050,600	23,151,300	29,208,100	31,746,400	33,813,000	37,374,700	47,674,100				
TID 32	1996	2,549,300							4,662,300	4,892,800	5,926,900	6,260,600	7,375,400	7,716,500	8,180,700	8,934,500	133,726,000								
TID 33	1997	6,837,000										7,900,000	18,096,300	18,403,800	19,583,700	20,154,900	20,499,900	21,993,800	23,976,700	29,800					
TID 34	1997	5,787,400										6,232,900	15,687,700	20,420,700	22,718,300	25,571,600	27,314,600	29,511,800	33,511,700	49,478,900	46,185,300	81,031,000	78,270,000	72,482,600	
TID 35	1998	2,240,700												2,296,400	1,499,800	1,754,200	1,564,400	1,621,900	1,753,700	16,164,600	1,871,700	1,512,200	1,630,400	0	
TID 36	1998	1,618,900												18,241,200	24,204,100	29,079,100	34,021,200	36,334,300	40,684,100	66,726,700					
TID 37	1998	60,317,400												67,141,200	84,218,600	95,474,800	98,933,300	117,997,000	115,937,400	70,702,100	152,270,800	120,738,400	140,084,500	79,767,100	
TID 38	2000	200												200	200	200	200	200	200	200	200	200	200	200	
TID 39	2000	23,863,400												37,892,200	39,056,100	39,772,300	43,089,200	46,097,000	74,026,900	50,344,200	55,122,000	45,269,200	21,405,800		
TID 40	2000	3,929,800												5,344,300	10,254,200	10,849,800	11,341,700	12,339,400	37,228,900	18,675,700	23,981,900	25,372,100	21,442,300		
TID 41	2000	10,021,400												12,485,600	24,459,500	20,358,500	80,018,000	48,546,100	52,077,700	66,387,800	122,199,200	125,171,000	115,149,600		
TID 42	2001	7,118,300															10,061,300	39,966,800	38,541,000	60,138,800	44,531,900	72,543,900	81,781,700	80,068,600	72,950,300
TID 43	2001	944,000															917,900	902,200	947,500	980,100	56,650,500				
TID 44	2001	36,965,400															39,265,200	43,811,900	45,739,200	55,193,200	47,853,900	80,361,700	113,933,000	112,427,800	75,462,400
TID 45	2001	1,526,700															428,200	6,276,800	7,116,100	7,827,700	2,482,600	16,009,200	17,404,000		
TID 46	2001	14,759,500															16,887,700	24,066,900	25,290,400	50,298,400	20,357,300	39,457,700	47,646,500	50,144,600	35,385,100
TID 47	2002	21,131,800																26,315,600	36,361,300	39,798,900	24,757,500	112,408,900	80,853,900	80,079,700	58,947,900
TID 48	2002	45,325,600																28,157,400	30,040,300	33,143,400	5,363,600	60,313,000	70,708,700	78,112,500	32,786,900
TID 49	2002	2,052,700																2,113,000	5,396,400	40,389,200	8,446,000	57,282,300	59,160,200	51,086,000	49,033,300
TID 50	2002	300																1,358,900	1,516,800	1,668,500	25,267,700	2,089,300	3,033,400	2,637,800	2,637,500
TID 51	2003	10,048,700																	10,716,500	16,782,400	77,975,500	22,347,100	25,302,000	32,851,000	22,802,300
TID 52	2003	10,225,900																	9,836,700	21,706,600	828,200	26,350,500	26,061,200	24,943,700	14,717,800
TID 53	2004	4,752,300																	5,089,900	4,821,300	18,765,500	29,563,700	4		

**2009 - COMBINED TAX LEVY - 2009
(For 2010 Purposes)**

PURPOSES	ALL COUNTIES AMOUNT	CITY OF MILWAUKEE		WASHINGTON		WAUKESHA	
		AMOUNT	MILL RATE	AMOUNT	MILL RATE	AMOUNT	MILL RATE
General City	\$ 89,998,860	\$ 89,938,349	\$ 3.109				
Capital Improvements	793,000	792,467	0.027				
Principal & Interest on City Debt	69,118,480	69,072,008	2.388				
Common Council Contingent Fund	5,000,000	4,996,638	0.173				
Provision for Employee Retirement	81,844,193	81,789,165	2.827				
Delinquent Tax Fund	0	0	0.000				
Tax Incremental Dist. 15 - 71	10,446,866	10,446,866	0.361				
TOTAL GENERAL CITY PURPOSES	\$257,201,399	\$257,035,494	\$ 8.886	\$ 17,640	\$ 14.127	\$ 148,265	\$ 8.864
Milw. School Board Operational Fund	\$ 276,532,087	\$ 276,512,306	\$ 9.559				
Milw. School Board Extension Fund	10,226,234	10,225,503	0.353				
Milw. School Board Construction Fund	9,074,793	9,074,144	0.314				
Tax Incremental Dist. 15 - 71	12,532,240	12,532,240	0.433				
TOTAL MILW. SCHOOL PURPOSES	\$ 308,365,354	\$ 308,344,193	\$ 10.660	\$ 21,161	\$ 16.947		
TOTAL MEM. FALLS SCHOOL PURPOSES	\$ 194,582					\$ 194,582	\$ 11.633
Milw. Area Tech. College (MATC)	\$ 57,313,955	\$ 57,275,420	\$ 1.980				
Tax Incremental Dist. 15 - 71	2,426,505	2,426,505	0.084				
TOTAL MILW. AREA TECH. COLLEGE	\$ 59,740,460	\$ 59,701,925	\$ 2.064	\$ 4,098	\$ 3.282	\$ 34,437	\$ 2.059
Milw. Metropolitan Sewerage District	\$ 39,722,637	\$ 39,695,930	\$ 1.372				
Tax Incremental Dist. 15 - 71	1,681,740	1,681,740	0.058				
TOTAL METRO SEWERAGE DISTRICT	\$ 41,404,377	\$ 41,377,670	\$ 1.430	\$ 2,840	\$ 2.274	\$ 23,868	\$ 1.427
Special Charges							
State Forestry	\$ 5,306,088	\$ 5,302,665	\$ 0.183	\$ 363.91	\$ 0.291	\$ 3,059	\$ 0.183
County Charges	124,384,299	124,344,630	4.299	5,990	\$ 4.797	33,679	\$ 2.013
Tax Incremental Dist. 15 - 70	5,267,930	5,267,930	0.182	0		0	0
TOTAL FOR STATE & COUNTY	\$ 134,958,317	\$ 134,915,225	\$ 4.664	\$ 6,354	\$ 5.089	\$ 36,738	\$ 2.196
GROSS TOTAL LEVIES	\$ 801,864,490	\$ 801,374,507	\$ 27.704	\$ 52,093	\$ 41.718	\$ 437,889	\$ 26.179
TOTAL STATE CREDIT	\$ 49,791,107	49,756,346	\$ 1.720	\$ 1,015	\$ 0.813	\$ 33,746	\$ 2.017
NET TOTAL	\$ 752,073,383	\$ 751,618,161	\$ 25.984	\$ 51,078	\$ 40.905	\$ 404,144	\$ 24.161

Totals may not add due to rounding.

CITY OF MILWAUKEE TAX RATES - 1995 THROUGH 2010

December 3, 2009

(1)		(2)		(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
BUDGET YEAR	ASSMT YEAR	ASSESSED VALUE	RATIO OF ASSMT TO FULL VALUE	CITY TAX RATE	SCHOOL TAX RATE	MATC TAX RATE	MMSD TAX RATE	STATE & COUNTY TAX RATE	GROSS TAX RATE	STATE & SCHOOL CREDIT	AV NET TAX RATE	EFF TAX RATE	ASSMT YEAR
1995	1994	14,029,733,500	0.9823	10.86	16.99	2.04	3.07	5.62	38.58	1.92	36.66	36.01	1994
1996	1995	13,976,648,900	0.9487	10.53	15.70	2.10	2.81	5.95	37.09	1.86	35.23	33.42	1995
1997	1996	14,850,606,600	0.9887	10.24	12.00	2.01	1.72	5.92	31.89	2.46	29.43	29.10	1996
1998	1997	14,914,137,234	0.964	9.99	10.85	2.11	1.77	6.17	30.89	2.35	28.54	27.51	1997
1999	1998	16,072,114,035	0.9914	9.71	10.97	2.01	1.72	5.92	30.33	2.04	28.29	28.05	1998
2000	1999	15,774,873,167	0.9328	9.69	10.38	2.16	1.80	6.03	30.06	2.00	28.06	26.17	1999
2001	2000	17,582,994,597	1.011	10.49	9.87	2.00	1.68	5.66	29.70	1.69	28.01	28.32	2000
2002	2001	17,699,784,394	0.9337	10.87	10.12	2.23	1.87	6.13	31.22	1.66	29.56	27.60	2001
2003	2002	19,866,283,515	0.981	10.15	9.34	2.05	1.74	5.40	28.68	1.43	27.25	26.73	2002
2004	2003	21,009,517,241	0.9707	9.73	8.96	2.04	1.64	5.15	27.52	1.35	26.17	25.40	2003
2005	2004	22,772,419,500	0.9684	9.19	9.40	2.00	1.59	4.91	27.09	1.23	25.86	25.04	2004
2006	2005	25,222,149,174	0.9602	8.75	8.79	1.96	1.48	4.63	25.61	1.11	24.50	23.52	2005
2007	2006	28,354,951,841	0.9447	7.99	8.04	1.89	1.39	4.37	23.68	1.27	22.41	21.17	2006
2008	2007	29,374,372,962	0.9231	8.00	8.84	1.92	1.39	4.40	24.56	1.43	23.13	21.35	2007
2009	2008	30,431,675,204	0.9521	8.09	9.82	1.94	1.37	4.38	25.60	1.57	24.03	22.88	2008
2010	2009	28,944,573,372	0.9282	8.89	10.66	2.06	1.43	4.66	27.70	1.72	25.98	24.11	2009

COMPARISON OF EFFECTIVE TAX RATES 1992 - 2009

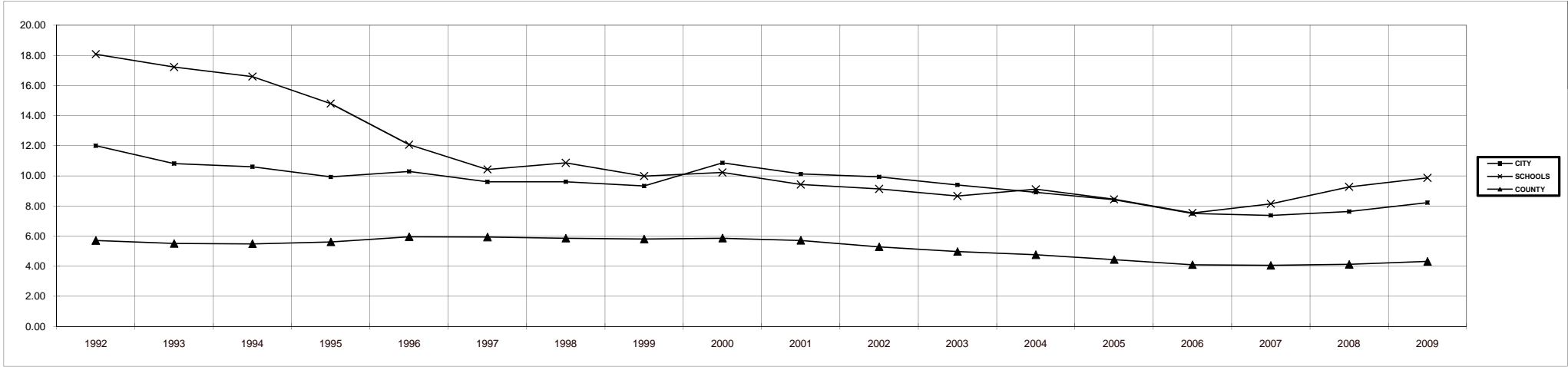
ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE*	ASSMT RATIO	CITY RATE	SCHOOL RATE	MATC RATE	MMSD RATE	EFFECTIVE MMSD RATE	STATE & COUNTY RATE	EFFECTIVE ST/COUNTY RATE	GROSS RATE	EFFECTIVE GROSS RATE	STATE & SCHOOL CREDIT	EFFECTIVE STATE/SCH CREDIT	NET RATE	EFFECTIVE RATE @ 100%		
																GROSS	NET	YEAR
1992	1993	13,336,770,460	99.90%	11.949000	18.004000	1.998000	2.989000	2.986011	5.683000	5.677317	40.622000	40.581378	2.238000	2.235762	38.385000	40.798306	38.550592	1992
1993	1994	13,345,967,960	96.39%	11.388508	18.134023	2.091691	3.158419	3.044400	5.802493	5.593023	40.575135	39.110372	2.134492	2.057437	38.440643	38.546986	36.519189	1993
1994	1995	14,029,733,500	98.23%	10.861808	16.991079	2.044291	3.071413	3.017135	5.618773	5.519478	38.587364	37.905448	1.921266	1.887313	36.666098	37.689290	35.812743	1994
1995	1996	13,976,648,900	94.87%	10.527604	15.697326	2.106167	2.810419	2.666153	5.951800	5.646279	37.093316	35.189219	1.858579	1.763173	35.234737	34.979578	33.226910	1995
1996	1997	14,850,606,600	98.87%	10.238415	12.002222	2.015103	1.721829	1.702387	5.918302	5.851475	31.895870	31.535718	2.461908	2.434109	29.433963	31.492343	29.061579	1996
1997	1998	14,914,137,234	96.40%	9.989742	10.847708	2.106757	1.768432	1.704813	6.172887	5.950817	30.885526	29.774421	2.350437	2.265880	28.535089	29.694174	27.434406	1997
1998	1999	16,072,114,035	99.14%	9.705274	10.973878	2.012478	1.715776	1.701073	5.916653	5.865950	30.324059	30.064195	2.036091	2.018642	28.287968	30.032099	28.015612	1998
1999	2000	15,773,850,167	93.29%	9.692693	10.380818	2.160808	1.800475	1.679594	6.029061	5.624283	30.063854	28.045428	2.000710	1.866386	28.063144	28.394681	26.505051	1999
2000	2001	17,582,994,597	101.10%	10.491530	9.872690	2.000778	1.677729	1.696197	5.659289	5.721586	29.702016	30.028970	1.696316	1.714989	28.005699	30.111303	28.391610	2000
2001	2002	17,699,784,394	93.37%	10.865079	10.120493	2.227266	1.867878	1.743987	6.134695	5.727798	31.215411	29.144982	1.659844	1.549751	29.555567	28.400274	26.890124	2001
2002	2003	19,866,255,215	98.10%	10.149761	9.336867	2.050763	1.737204	1.704165	5.402421	5.299676	28.677016	28.131624	1.432360	1.405119	27.244656	28.066462	26.664598	2002
2003	2004	21,009,517,241	97.07%	9.726172	8.962140	2.042493	1.641863	1.593801	5.149097	4.998368	27.521766	26.716120	1.352230	1.312646	26.169536	26.607497	25.300191	2003
2004	2005	22,772,419,500	96.84%	9.191844	9.401881	2.000304	1.585524	1.535473	4.911113	4.756081	27.090666	26.235480	1.231746	1.192863	25.858920	26.260425	25.066430	2004
2005	2006	25,222,149,174	96.02%	8.754059	8.791568	1.959492	1.478146	1.419262	4.622808	4.438653	25.606073	24.586023	1.107269	1.063160	24.498804	24.597291	23.533643	2005
2006	2007	28,354,951,841	94.47%	7.994201	8.040493	1.887253	1.386479	1.309791	4.371350	4.129568	23.679774	22.370030	1.265147	1.195171	22.414628	22.213128	21.026340	2006
2007	2008	29,374,372,962	92.31%	8.004727	8.840613	1.923661	1.391061	1.284123	4.405961	4.067253	24.566022	22.677510	1.433763	1.323542	23.132260	22.630108	21.309333	2007
2008	2009	30,431,675,204	95.21%	8.087102	9.825851	1.945471	1.368556	1.303026	4.378133	4.168498	25.605113	24.379078	1.572987	1.497669	24.032126	24.155681	22.671736	2008
2009	2010	28,944,573,372	92.82%	8.885784	10.659539	2.063911	1.430471	1.327819	4.664054	4.329356	27.703759	25.715704	1.720090	1.596654	25.983670	25.647135	24.054736	2009

*asmt10

includes Washington and Waukesha County portions of the city and all tax increment district totals.

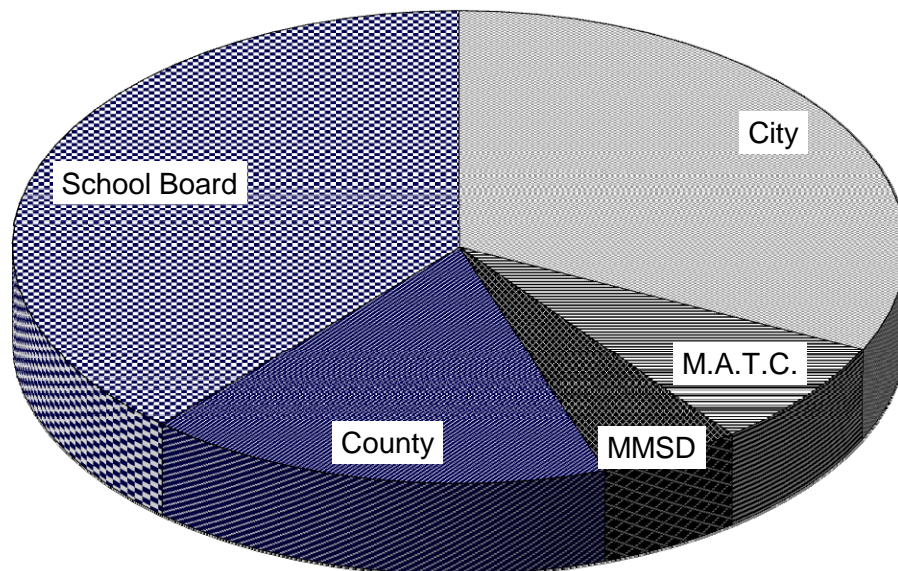
COMPARISON OF (100%) TAX RATES																				
ASSMT YEAR	BUDGET YEAR	ASSESSED VALUE	RATIO OF ASSTMT TO EQUALIZED VALUE	CITY RATE	100% CITY RATE	SCHOOL RATE	100% SCHOOL RATE	MATC RATE	100% MATC RATE	MMSD RATE	100% MMSD RATE	COUNTY RATE	100% ST/COUNTY RATE	GROSS RATE	100% GROSS RATE	STATE CREDIT	100% STATE CREDIT	NET RATE	100% NET RATE	100% RATIO
1992	1993	13,336,770,460	99.90%	11.949000	12.000860	18.004000	18.082140	1.998000	2.006672	2.989000	3.001973	5.683000	5.707665	40.622000	40.798306	2.238000	2.247713	38.384000	38.550592	1.0043
1993	1994	13,345,967,960	96.39%	11.388508	10.819241	18.134023	17.227576	2.091691	1.987136	3.158419	3.000542	5.802493	5.512449	40.575179	38.546986	2.134492	2.027797	38.440687	36.519189	0.9500
1994	1995	14,029,733,500	98.23%	10.861808	10.608991	16.991079	16.595599	2.044291	1.996709	3.071413	2.999924	5.618773	5.487992	38.587442	37.689290	1.921266	1.876547	36.666176	35.812743	0.9767
1995	1996	13,976,648,900	94.87%	10.527604	9.927689	15.697326	14.802815	2.106167	1.986147	2.810419	2.650268	5.951800	5.612637	37.093340	34.979578	1.858579	1.752668	35.234761	33.226910	0.9430
1996	1997	14,850,606,600	98.87%	10.238415	10.294170	12.002222	12.067582	2.015103	2.026076	1.721829	1.731206	5.918302	5.950531	31.895834	32.069529	2.461908	2.475315	29.433926	29.594214	1.0054
1997	1998	14,914,137,234	96.40%	9.989742	9.604382	10.847708	10.429251	2.106757	2.025488	1.768432	1.700214	6.172887	5.934764	30.885604	29.694174	2.350437	2.259767	28.535168	27.434406	0.9614
1998	1999	16,072,114,035	99.14%	9.705274	9.611826	10.973878	10.868216	2.012478	1.993100	1.715776	1.699256	5.916653	5.859684	30.324075	30.032099	2.036091	2.016486	28.287984	28.015612	0.9904
1999	2000	15,773,850,167	93.29%	9.692693	9.327699	10.380818	9.989912	2.160808	2.079439	1.800475	1.732675	6.029061	5.802028	30.063841	28.931740	2.000710	1.925370	28.063131	27.006369	0.9623
2000	2001	17,582,994,597	101.10%	10.491530	10.865881	9.872690	10.224960	2.000778	2.072168	1.677729	1.737592	5.659289	5.861220	29.701990	30.761794	1.696316	1.756843	28.005673	29.004951	1.0357
2001	2002	17,699,784,394	93.37%	10.865079	10.122279	10.120493	9.428598	2.227266	2.074997	1.867878	1.740179	6.134695	5.715292	31.215454	29.081384	1.659844	1.546367	29.555610	27.535017	0.9316
2002	2003	19,866,255,215	98.10%	10.149761	9.933664	9.336867	9.138078	2.050763	2.007100	1.737204	1.700218	5.402421	5.287399	28.677019	28.066462	1.432360	1.401864	27.244659	26.664598	0.9787
2003	2004	21,009,517,241	97.07%	9.726172	9.403052	8.962140	8.664402	2.042493	1.974638	1.641863	1.587318	5.149097	4.978035	27.521820	26.607497	1.352230	1.307306	26.169591	25.300191	0.9668
2004	2005	22,772,419,500	96.84%	9.191844	8.910129	9.401881	9.113729	2.000304	1.938998	1.585524	1.536931	4.911113	4.760596	27.090710	26.260425	1.231746	1.193995	25.858964	25.066430	0.9694
2005	2006	25,222,149,174	96.02%	8.754059	8.409185	8.791568	8.445217	1.959492	1.882296	1.478146	1.419913	4.622808	4.440688	25.606064	24.597291	1.107269	1.063647	24.498794	23.533643	0.9606
2006	2007	28,354,951,841	94.47%	7.994201	7.499064	8.040493	7.542489	1.887253	1.770362	1.386479	1.300604	4.371350	4.100602	23.679781	22.213128	1.265147	1.186787	22.414634	21.026340	0.9381
2007	2008	29,374,372,962	92.31%	8.004727	7.373917	8.840613	8.143932	1.923661	1.772068	1.391061	1.281439	4.405961	4.058751	24.566024	22.630108	1.433763	1.320776	23.132261	21.309333	0.9212
2008	2009	30,431,675,204	95.21%	8.087102	7.629312	9.825851	9.269634	1.945471	1.835343	1.368556	1.291086	4.378133	4.130299	25.605121	24.155681	1.572987	1.483944	24.032134	22.671736	0.9434
2009	2010	28,944,573,372	92.82%	8.885784	8.226146	10.659539	9.868226	2.063911	1.910696	1.430471	1.324280	4.664054	4.317818	27.703725	25.647135	1.720090	1.592399	25.983635	24.054736	0.9258
State tax credit on personal property inventory and livestock reduced effective tax rates by 80% in 1974 through 1980, except 79.1% in 1976.																				
Personal property inventory is exempt for 1981 and subsequent years.																				
In 1990 Milwaukee County enacted a .5% sales tax																				
asmt																				

COMPARISON OF (100%) TAX RATES



**2009 COMBINED TAX RATE
PER \$1000 OF ASSESSED VALUE**

	2008 FOR 2009 PURPOSES	2009 FOR 2010 PURPOSES
City	\$ 8.087	\$ 8.886
School Board/MPS	9.82585051	10.65953888
M.A.T.C.	1.945471092	2.063911079
Metro Sewer	1.368555982	1.430471159
County/State Forestry	4.378133433	4.664054398
Total Gross Tax Rate	\$ 25.605	\$ 27.704
General State Credit	0.000699351	0.001245407
School Credit	1.572287911	1.718844405
NET TAX RATE (Milwaukee County)	\$ 24.032	\$ 25.984



**GENERAL PROPERTY TAX CREDIT AVAILABLE FOR DISTRIBUTION
(INCLUDING PRIOR YEARS UNDISTRIBUTED CREDITS)**

<u>ASSMT YEAR</u>	<u>BUDGET YEAR</u>	<u>REAL ESTATE & PERSONAL PROPERTY SECTION 79.10</u>	<u>RATE PER \$1000 OF ASSESSED VALUE</u>
GENERAL GOVERNMENT & SCHOOL CREDITS			
1999	2000	Milwaukee \$ 31,526,028.24	\$ 2.00
		Washington 2,429.33	\$ 2.11
		Waukesha 39,644.61	\$ 2.59
2000	2001	Milwaukee \$ 29,788,726.07	\$ 1.70
		Washington 2,404.28	\$ 1.65
		Waukesha 36,712.63	\$ 1.77
2001	2002	Milwaukee \$ 29,342,392.87	\$ 1.66
		Washington 2,356.51	\$ 1.39
		Waukesha 37,490.25	\$ 1.85
2002	2003	Milwaukee \$ 28,424,104.86	\$ 1.43
		Washington 2,433.70	\$ 2.52
		Waukesha 38,893.13	\$ 1.85
2003	2004	Milwaukee \$ 28,380,122.59	\$ 1.35
		Washington 2,165.64	\$ 2.14
		Waukesha 39,072.75	\$ 1.87
2004	2005	Milwaukee \$ 28,023,304.96	\$ 1.23
		Washington 1,788.99	\$ 1.83
		Waukesha 36,014.35	\$ 1.75
2005	2006	Milwaukee \$ 27,906,738.24	\$ 1.11
		Washington 1,329.00	\$ 1.42
		Waukesha 32,332.14	\$ 1.80
2006	2007	Milwaukee \$ 35,849,139.86	\$ 1.27
		Washington 1,569.07	\$ 1.73
		Waukesha 35,244.21	\$ 1.95
2007	2008	Milwaukee \$ 42,089,346.48	\$ 1.43
		Washington 1,612.92	\$ 1.75
		Waukesha 35,518.21	\$ 2.02
2008	2009	Milwaukee \$ 47,840,252.90	\$ 1.57
		Washington 1,643.70	
		Waukesha 34,683.76	\$ 1.92
2009	2010	Milwaukee \$ 49,756,345.95	\$ 1.72
		Washington 1,015.08	\$ 0.81
		Waukesha 33,745.95	\$ 2.02

For actual distribution refer to Abstract

**TAX LEVIES INCLUDING TID INCREMENT - ALL TAXING BODIES
1992 THROUGH 2009 BUDGETS**

												TOTAL LEVY						
ASSMT BUDGET CITY			%	SCHOOL	%	COUNTY	%	MMSD	%	MATC	%	ALL TAXING	%	STATE	%	NET	%	
YEAR	YEAR	LEVY*	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	LEVY	CHG	BODIES	CHG	CREDITS**	CHG	TAX LEVY	CHG	
1992	1993	159,356,154		239,899,846	0.041	75,767,197	0.022	39,859,793	0.005	26,649,040	0.017	541,532,030	0.034	29,821,696	-0.044	511,710,334	0.039	
1993	1994	151,988,540	-0.046	242,005,372	0.009	77,400,333	0.022	42,152,158	0.058	27,915,256	0.048	541,461,658	0.000	28,461,840	-0.046	512,999,818	0.003	
1994	1995	152,384,430	0.003	238,361,479	-0.015	78,785,133	0.018	43,091,109	0.022	28,680,137	0.027	541,302,289	0.000	26,939,841	-0.053	514,362,448	0.003	
1995	1996	147,139,359	-0.034	219,413,656	-0.079	83,140,312	0.055	39,280,242	-0.088	29,436,902	0.026	518,410,471	-0.042	25,974,526	-0.036	492,435,945	-0.043	
1996	1997	152,049,923	0.033	178,284,601	-0.187	87,842,511	0.057	25,570,208	-0.349	29,926,139	0.017	473,673,382	-0.086	36,564,472	0.408	437,108,910	-0.112	
1997	1998	148,981,804	-0.020	161,828,439	-0.092	92,011,049	0.047	26,374,645	0.031	31,419,075	0.050	460,615,012	-0.028	35,062,027	-0.041	425,552,984	-0.026	
1998	1999	155,982,815	0.047	176,416,765	0.090	95,044,106	0.033	27,576,148	0.046	32,344,466	0.029	487,364,300	0.058	32,734,401	-0.066	454,629,899	0.068	
1999	2000	152,892,192	-0.020	163,800,846	-0.072	95,052,891	0.000	28,400,418	0.030	34,084,502	0.054	474,230,849	-0.027	31,568,102	-0.036	442,662,747	-0.026	
2000	2001	184,475,366	0.207	173,638,797	0.060	99,442,974	0.046	29,499,492	0.039	35,180,217	0.032	522,236,846	0.101	29,827,843	-0.055	492,409,003	0.112	
2001	2002	192,305,134	0.042	179,190,632	0.032	108,512,429	0.091	33,061,033	0.121	39,421,223	0.121	552,490,450	0.058	29,382,240	-0.015	523,108,210	0.062	
2002	2003	201,637,357	0.049	185,542,491	0.035	107,264,496	-0.012	34,511,739	0.044	40,740,901	0.033	569,696,984	0.031	28,465,432	-0.031	541,231,553	0.035	
2003	2004	204,335,404	0.013	188,328,861	0.015	108,121,465	0.008	34,494,754	0.000	42,910,372	0.053	578,190,855	0.015	28,421,361	-0.002	549,769,494	0.016	
2004	2005	209,314,737	0.024	214,137,695	0.137	111,783,207	0.034	36,106,226	0.047	45,550,497	0.062	616,892,362	0.067	28,061,108	-0.013	588,831,253	0.071	
2005	2006	220,797,574	0.055	221,761,703	0.036	116,553,577	0.043	37,282,027	0.033	49,422,903	0.085	645,817,784	0.047	27,940,399	-0.004	617,877,384	0.049	
2006	2007	226,674,109	0.027	228,019,840	0.028	123,907,832	0.063	39,313,533	0.054	53,512,703	0.083	671,428,018	0.040	35,885,953	0.284	635,542,065	0.029	
2007	2008	235,133,519	0.037	259,709,639	0.139	129,380,996	0.044	40,861,535	0.039	56,506,270	0.056	721,591,959	0.075	42,126,478	0.174	679,465,481	0.069	
2008	2009	246,102,733	0.047	299,024,999	0.151	133,192,034	0.029	41,647,451	0.019	59,203,621	0.048	779,170,838	0.080	47,876,580	0.136	731,294,258	0.076	
2009	2010	257,201,399	0.045	308,559,936	0.032	134,958,317	0.013	41,404,377	-0.006	59,740,460	0.009	801,864,490	0.029	49,791,107	0.040	752,073,383	0.028	

*CITY LEVY INCLUDES SCHOOL DEBT SERVICE.

**STATE CREDITS INCLUDE PRIOR YEAR UNDISTRIBUTED CREDITS.

STATEMENT OF TAXES 2009

Read instructions on page 4 before making any entry.

DO NOT WRITE
IN SHADED AREAS

CO 40 MUN 251 FOR City OF Milwaukee Milwaukee COUNTY
(town, village, or city)

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION				Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS																																																				
A.	1. AGGREGATE AMOUNT OF STATE TAXES				5,302,664.99																																																				
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY				22,471.35																																																				
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY				124,322,158.51																																																				
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS																																																								
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)				124,344,629.86																																																				
C.	<table border="1"> <thead> <tr> <th></th> <th>Col. 1a PROPERTY TAXES</th> <th>Col. 1b STATE SPECIAL CHARGES</th> <th>PROPERTY TAXES WITH STATE SPECIAL CHARGES</th> </tr> </thead> <tbody> <tr> <td>1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST</td> <td>39,695,929.56</td> <td></td> <td>39,695,929.56</td> </tr> <tr><td>2.</td><td></td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td><td></td></tr> <tr><td>4.</td><td></td><td></td><td></td></tr> <tr><td>5.</td><td></td><td></td><td></td></tr> <tr><td>6.</td><td></td><td></td><td></td></tr> <tr><td>7.</td><td></td><td></td><td></td></tr> <tr><td>8.</td><td></td><td></td><td></td></tr> <tr><td>9.</td><td></td><td></td><td></td></tr> <tr><td>10.</td><td></td><td></td><td></td></tr> <tr><td>11.</td><td></td><td></td><td></td></tr> <tr> <td>12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)</td> <td></td> <td></td> <td>39,695,929.56</td> </tr> </tbody> </table>					Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	39,695,929.56		39,695,929.56	2.				3.				4.				5.				6.				7.				8.				9.				10.				11.				12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			39,695,929.56	
	Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES																																																						
1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	39,695,929.56		39,695,929.56																																																						
2.																																																									
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10.																																																									
11.																																																									
12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			39,695,929.56																																																						
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)																																																								
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)				32,355,282.15																																																				
	3. COUNTY ENVIRONMENTAL TAX INCREMENT																																																								
	4. OTHER STATE SPECIAL CHARGES																																																								
	5. COUNTY SPECIAL CHARGES																																																								
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)				233,563,462.42																																																				
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO				< >																																																				
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)				265,918,744.57																																																				

Mary P. Reavey, Assessment Commissioner Date
(414) 286-3101 WORK PHONE
() HOME PHONE
(414) 286-8447 FAX NUMBER
mreavey@milwaukee.gov E-MAIL ADDRESS

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS

R522

40 251 2009 Milwaukee Milwaukee
CO MUN YEAR

SEC.	SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS
E.	1. 21403619011	SCHOOL DIST. OF MILWAUKEE	---308,665,696.00---
	2.		295,811,952.58
	3.	SCHOOL DEBT SERVICE	13,025,165.66
	4.		
	5.		
	6.		
	7.		
	8.		
	9.		
	10.		
	11.		308,837,118.24
	12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		---308,665,696.00---
F.	1. 40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	57,275,420.00
	2.		
	3.		
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		57,275,420.00
G.	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		801,374,507.22
	SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED		(G7) DEPARTMENT OF REVENUE USE ONLY
	PLEASE COMPLETE ALL COLUMNS	(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL
		(3) TOTAL (Total of Columns 1 and 2)	
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	774,184,309.29	27,192,712.56
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	48,065,498.96	1,688,269.23
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	7,532,416.81	7,532,416.81
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	11,126,917.61	11,126,917.61
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	707,459,475.91	25,504,443.33
G6	UNDERRUN / OVERRUN		732,963,919.24
			2,514.63
H.	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY
	SPECIAL ASSESSMENTS AND CHARGES		2. ENTERPRISE / UTILITY
			3. OTHER
			45,181,964.98
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)		150,802.05
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)		(66,339.21)
M.	P.F. CROP TAXES Reg. Acs. @ 10¢ = \$ + Reg. Acs. @ 1.66¢ = \$ + Reg. Acs. @ 20¢ = \$ =		
N.	MFL TAX Open @ 67¢ = \$ + Closed @ \$1.57 = \$ + Open @ \$1.67 = \$ + Closed @ \$9.34 = \$ =		
O.	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton		
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) 1,935,301.00 @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) 10,994,676.00 @ 1/4 mill (.00025) per Bushel		3,716.32
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton		
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton		
T.	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)		846,647,165.99

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1.	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE
		FOR THE MUNICIPALITY	2. ENTERPRISE / UTILITY	3. OTHER	(Total of columns 1, 2 & 3)
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS	10,230.76			10,230.76
	2. SEWER MAIN AND LATERAL INSTALLATIONS	14,922.93			14,922.93
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)	1,503,170.48			1,503,170.48
	4. STREET LIGHT INSTALLATION				
	5. GREENBELTS				
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)				
	10. OTHER (Identify)				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL	310,435.00			310,435.00
	12. SNOW REMOVAL, PLOWING	82,470.00			82,470.00
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	22,778,299.59	7,240,331.62		30,018,631.21
	14. LOTTERY CREDIT CHARGE	13,164,433.64			13,164,433.64
	15. DELINQUENT UTILITY CHARGES			77,670.96	
TOTAL FOR LINE H (front of form)		37,863,962.40	7,240,331.62	77,670.96	45,181,964.98

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
TOTAL - ENTER ON LINE D-1 (front of form)					

- 9 -

R523 (R. 10-08)

P.2,SEC H #14-COL. 2 ENTERPRISE
AS AGENT

BID #02	573,029.85	BID #28	40,153.00
BID #03	55,541.00	BID #29	94,405.34
BID #04	134,577.20	BID #31	183,495.76
BID #05	98,999.10	BID #32	92,917.00
BID #08	203,706.60	BID #35	19,297.53
BID #09	20,607.00	BID #36	44,821.50
BID #10	131,264.67	BID #37	166,666.40
BID #11	158,640.39	BID #38	26,000.00
BID #13	50,000.00	BID #39	70,327.40
BID #15	391,207.83	BID #40	339,311.40
BID #16	158,092.00	BID #41	57,200.00
BID #17	40,000.04	BID #42	113,000.00
BID #19	115,003.04	BID #43	119,418.50
BID #20	220,024.00	BID #44	45,912.50
BID #21	3,016,974.98	NID #1 *	68,495.00
BID #25	213,051.50		
BID #26	114,992.05		
BID #27	63,199.04		

Total 7,240,331.62

* NID - Neighborhood Improvement District

P.2,SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE	\$41,397.93
LEAD ABATEMENT	41,419.71
LOTTERY CREDIT PENALTY	3,848.27
NON-CITY WATER CHARGES	447.48
BUILDING NUISANCE	235,791.87
SPECIAL PRIV. FEE	59,971.62
COVERED OPENIGS	8,980.00
RAZE CONDEMNED BLDGS	255,060.51
DPW MISC OR RE-ASSMT	1,211,657.31
BUILDING INSP MISC.	3,590,912.00
FIRE INSPECTION FEES	1,443,118.52
HEALTH NUISANCE	1,045,878.06
DELINQUENT CITY SERVICES	14,204,733.95
POLICE BOARDUP	329,779.80
GARBAGE COLLECTION FEE	273,712.65
BULK WASTE REMOVAL	30,850.00
UNKNOWN/MISC	739.91

Total 22,778,299.59

P.2,SEC H #14 (COL 3 - OTHER)

DOR PENALTIES	0.00
MFG.	0.00
P.P	0.00
LOTTERY CREDIT CHARGE	77,670.96
	77,670.96

STATEMENT OF TAXES 2009

Read instructions on page 4 before making any entry.

DO NOT WRITE
IN SHADED AREAS

CO 66 MUN 251 FOR City OF Milwaukee Washington COUNTY
(town, village, or city)

SEC	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION			Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
A.	1. AGGREGATE AMOUNT OF STATE TAXES			363.91	A
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY			-0.11	
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY			5,990.19	
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS				
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)			5,990.08	B
C.		Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	
	1. 51405020	MILWAUKEE COUNTY METRO SEWER DIST	2,839.72	2,839.72	
	2.				
	3.				
	4.				
	5.				
	6.				
	7.				
	8.				
	9.				
	10.				
	11.				
	12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			2,839.72	C
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)				
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)				
	3. COUNTY ENVIRONMENTAL TAX INCREMENT				
	4. OTHER STATE SPECIAL CHARGES				
	5. COUNTY SPECIAL CHARGES				
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)			16,708.37	
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO			<	>
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)			16,708.37	D

Mary P. Reavey, Assessment Commissioner Date
(414) 286-3101 WORK PHONE
() HOME PHONE
(414) 286-8447 FAX NUMBER
mreavey@milwaukee.gov E-MAIL ADDRESS
PA 632A (R. 10-08) Sec. 69.61 (Wis. Stats.)

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS

R522

66 251 2009 Milwaukee Washington
CO MUN YEAR

SEC	SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E.	1. 21403619011	SCHOOL DIST. OF MILWAUKEE	-----22,080.00	
	2.		21,161.42	
	3.	SCHOOL DEBT SERVICE	931.78	
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.		22,093.20	
	12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		-----22,080.00	E
F.	1. 40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	4,098.00	
	2.			
	3.			
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		4,098.00	F
G.	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		52,093.28	G
	SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED			(G7) DEPARTMENT OF REVENUE USE ONLY
	PLEASE COMPLETE ALL COLUMNS			
		(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	47,558.75	4,534.35	52,093.10
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	926.71	88.35	1,015.06
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00	0.00
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	73.11	0.00	73.11
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	46,558.93	4,446.00	51,004.93
G6	UNDERRUN / OVERRUN			(0.18)
H.	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR
	SPECIAL ASSESSMENTS AND CHARGES		227.19	2. ENTERPRISE / UTILITY
				3. OTHER
				0.00
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)			227.19
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)			
	(a)	(b)	(c)	(d)
M.	P.F. CROP TAXES	Reg. Acs. @ 10¢ = \$	Reg. Acs. @ 1.66 = \$	Reg. Acs. @ 20¢ = \$
	(a - Acres)	(b)	(c - Acres)	(d)
N.	MRL TAX	Open @ 67¢ = \$	Closed @ \$1.57 = \$	Open @ \$1.67 = \$
				Closed @ \$9.34 = \$
O.	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton			
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) @ 1/2 per mill (.0005) per Bushel + Number of Bushels = (b) @ 1/4 mill (.00025) per Bushel			
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton			
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton			
T.	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)			75,884.44

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R522B (R. 10-08)

Section H - DETAIL SUMMARY

H.	SPECIAL ASSESSMENTS AND SPECIAL CHARGES	1. FOR THE MUNICIPALITY	MUNICIPALITY ACTING AS AGENT FOR		TOTAL FOR EACH LINE (Total of columns 1, 2 & 3)
			2. ENTERPRISE / UTILITY	3. OTHER	
SPECIAL ASSESSMENTS	1. WATER MAIN AND LATERAL INSTALLATIONS				
	2. SEWER MAIN AND LATERAL INSTALLATIONS				
	3. STREET IMPROVEMENTS (sidewalks, storm sewers, seal coating, etc.)				
	4. STREET LIGHT INSTALLATION				
	5. GREENBELTS				
	6. DRAIN DITCH AND WATERCOURSE (ss. 88.42 and 88.43)				
	10. OTHER (Identify)				
	10.				
	10.				
	10.				
SPECIAL CHARGES	11. WEEDS, TREE PLANTING, REMOVAL				
	12. SNOW REMOVAL, PLOWING				
	13. REFUSE AND GARBAGE COLLECTION				
	14. GRADING, GRAVEL, CULVERT				
	14. FENCING				
	14. FIRE CALLS				
	14. RECYCLING				
	14. OTHER (Identify)	227.19			227.19
	14. LOTTERY CREDIT CHARGE				
	15. DELINQUENT UTILITY CHARGES				
TOTAL FOR LINE H (front of form)		227.19			227.19

H

Section D-1 - DETAILS OF OTHER SPECIAL PURPOSE DISTRICTS

D.	TYPE	NAME OF DISTRICT	VALUATION	GEN. PROP. TAX LEVY	REMARKS
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
1	Other				
TOTAL - ENTER ON LINE D-1 (front of form)					

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R520 (R. 10-08)

P.2, SEC H #14-COL. 2 ENTERPRISE
AS AGENT

NONE

P.2, SEC H #14 (COL 1. FOR MUNICIPALITY)

GARBAGE CART FEE
LEAD ABATEMENT
LOTTERY CREDIT PENALTY
NON-CITY WATER CHARGES
BUILDING NUISANCE
SPECIAL PRIV. FEE
COVERED OPENIGS
RAZE CONDEMNED BLDGS
DPW MISC OR RE-ASSMT
BUILDING INSP MISC. 75.00
FIRE INSPECTION FEES 152.19
HEALTH NUISANCE
DELINQUENT CITY SERVICES
POLICE BOARDUP
GARBAGE COLLECTION FEE
BULK WASTE REMOVAL
UNKNOWNMISC

Total 227.19

P.2, SEC H #14 (COL 3 - OTHER)
DOR PENALTIES

MFG.
P.P

LOTTERY CREDIT CHARGE

P.2, SEC H #10 (COL 1. FOR MUNICIPALITY)
KLINE LAW
MISC

STATEMENT OF TAXES 2009

Read instructions on page 4 before making any entry.

DO NOT WRITE
IN SHADED AREAS

CO 67 MUN 250 FOR City OF Milwaukee Waukesha COUNTY
(town, village, or city)

SEC.	Col. 1 DESCRIPTION OF TAX BY TAXING JURISDICTION		Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS																																																					
A.	1. AGGREGATE AMOUNT OF STATE TAXES		3,058.71	A																																																				
B.	1. PORTION OF STATE SPECIAL CHARGES UPON COUNTY		-2.13																																																					
	2. PORTION OF COUNTY TAX LEVIED OVER ENTIRE MUNICIPALITY		33,681.34																																																					
	3. SPECIAL PURPOSE - HANDICAPPED SCHOOLS																																																							
	4. TOTAL COUNTY TAXES (sum of B-1 - B-3)		33,679.21	B																																																				
C.	<table border="1"> <thead> <tr> <th></th> <th>Col. 1a PROPERTY TAXES</th> <th>Col. 1b STATE SPECIAL CHARGES</th> <th>PROPERTY TAXES WITH STATE SPECIAL CHARGES</th> </tr> </thead> <tbody> <tr> <td>1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST</td> <td>23,867.72</td> <td></td> <td>23,867.72</td> </tr> <tr><td>2.</td><td></td><td></td><td></td></tr> <tr><td>3.</td><td></td><td></td><td></td></tr> <tr><td>4.</td><td></td><td></td><td></td></tr> <tr><td>5.</td><td></td><td></td><td></td></tr> <tr><td>6.</td><td></td><td></td><td></td></tr> <tr><td>7.</td><td></td><td></td><td></td></tr> <tr><td>8.</td><td></td><td></td><td></td></tr> <tr><td>9.</td><td></td><td></td><td></td></tr> <tr><td>10.</td><td></td><td></td><td></td></tr> <tr><td>11.</td><td></td><td></td><td></td></tr> <tr> <td>12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)</td> <td></td> <td></td> <td>23,867.72</td> </tr> </tbody> </table>			Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES	1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	23,867.72		23,867.72	2.				3.				4.				5.				6.				7.				8.				9.				10.				11.				12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			23,867.72		C
	Col. 1a PROPERTY TAXES	Col. 1b STATE SPECIAL CHARGES	PROPERTY TAXES WITH STATE SPECIAL CHARGES																																																					
1. 51405020 MILWAUKEE COUNTY METRO SEWER DIST	23,867.72		23,867.72																																																					
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8.																																																								
9.																																																								
10.																																																								
11.																																																								
12. TOTAL SPECIAL DISTRICT TAXES (sum of C1 - C11)			23,867.72																																																					
D.	1. OTHER SPECIAL PURPOSE DISTRICT TAXES (Detail on page 3, enter total here)																																																							
	2. TOTAL TAX INCREMENT (except county environmental remediation tax increment)																																																							
	3. COUNTY ENVIRONMENTAL TAX INCREMENT																																																							
	4. OTHER STATE SPECIAL CHARGES																																																							
	5. COUNTY SPECIAL CHARGES																																																							
	6. ALL OTHER TOWN, VILLAGE OR CITY TAXES (CITY LEVY LESS SCHOOL DEBT SERVICE LINE E-3)		140,433.21																																																					
	7. SURPLUS FUNDS APPLIED CAUTION: DO NOT MAKE AN ENTRY ON THIS LINE UNLESS LINE D-6 (above) IS ZERO		<	>																																																				
	8. TOTAL TOWN, VILLAGE OR CITY TAXES (sum of D1 - D7; NOT total for page one)		140,433.21	D																																																				

Mary P. Reavey, Assessment Commissioner Date
(414) 286-3101 WORK PHONE
() HOME PHONE
(414) 286-8447 FAX NUMBER
mreavey@milwaukee.gov E-MAIL ADDRESS

REMARKS: CITY TAXES - LINE D-6 EXCLUDES SCHOOL
DEBT SERVICE LINE E-3

NOTE: PLEASE SUPPLY ANY CORRECTIONS
TO THE ABOVE NAME AND ADDRESS

R522

67 250 2009 Milwaukee Waukesha
CO MUN YEAR

SEC.	SCHOOL DISTRICT CODES	Col. 1 SCHOOL DISTRICT NAMES	Col. 2 AMOUNTS APPORTIONED BY TAXING JURISDICTIONS	
E.	1. 21403619011	SCHOOL DIST. OF MENOMONEE FALLS	194,582.08	
	2.			
	3.	SCHOOL DEBT SERVICE	7,831.56	
	4.			
	5.			
	6.			
	7.			
	8.			
	9.			
	10.			
	11.			
	12. TOTAL ELEMENTARY AND SECONDARY SCHOOL TAXES (sum of E1 - E11)		202,413.64	E
F.	1. 40000900000	MILWAUKEE AREA TECHNICAL COLLEGE	34,437.00	
	2.			
	3.			
	4. TOTAL TECHNICAL COLLEGE TAXES (sum of F1 - F3)		34,437.00	F
G.	TOTAL GENERAL PROPERTY TAXES APPORTIONED (Total of State, County, Special District, Local, School and Technical College Taxes)		437,889.49	G
	SUMMARY OF GENERAL PROPERTY TAXES, STATE TAX CREDITS APPLIED AND NET GENERAL PROPERTY TAXES TO BE COLLECTED			(G7) DEPARTMENT OF REVENUE USE ONLY
	PLEASE COMPLETE ALL COLUMNS			
		(1) REAL ESTATE ROLL	(2) PERSONAL PROPERTY ROLL	(3) TOTAL (Total of Columns 1 and 2)
G1	GENERAL PROPERTY TAXES FROM COMPUTERIZED SUMMARY	398,312.21	39,573.89	437,886.10
G2	SCHOOL LEVY TAX CREDIT APPLIED (subtract)	30,695.34	3,049.70	33,745.04
G3	LOTTERY AND GAMING CREDIT APPLIED (subtract)	0.00	0.00	0.00
G4	FIRST DOLLAR CREDIT APPLIED (subtract)	76.65	0.00	76.65
G5	NET GENERAL PROPERTY TAXES TO BE COLLECTED	367,540.22	36,524.19	404,064.41
G6	UNDERRUN / OVERRUN			(3.39)
H.	MUST REPORT DETAIL ON REVERSE SIDE		FOR THE MUNICIPALITY 490.00	MUNICIPALITY ACTING AS AGENT FOR 2. ENTERPRISE / UTILITY 3. OTHER 0.00
	SPECIAL ASSESSMENTS AND CHARGES		490.00	0.00
J.	OMITTED PROPERTY TAXES (Net taxes levied on property omitted from taxation in previous years)			
K.	S. 70.43 CORRECTIONS (Net taxes due or refunded - use brackets () to denote minus amount)			
	(a)	(b)	(c)	(d) (e) (f)
M.	P.F. CROP TAXES	Reg. Acs. @ 10¢ = \$	Reg. Acs. @ 1.66¢ = \$	Reg. Acs. @ 20¢ = \$
	(a - Acres)	(b)	(c - Acres)	(d) (e - Acres) (f) (g - Acres) (h)
N.	MFL TAX	Open @ 67¢ = \$	Closed @ \$1.57 = \$	Open @ \$1.67 = \$
				Closed @ \$9.34 = \$
O.	2. COAL (Sec. 70.42) Number of Tons = (a) @ 5¢ per Ton + Number of Tons = (b) @ 7¢ per Ton			
	3. GRAIN (Sec. 70.41) Number of Bushels = (a) @ 1/2¢ per mill (.0005) per Bushel + Number of Bushels = (b) @ 1/4 mill (.00025) per Bushel			
	4. PETROLEUM REFINERIES (Sec. 70.421) Number of Tons = (a) @ 5¢ per Ton			
	5. IRON ORE CONCENTRATES (Sec. 70.40) Number of Tons = (a) @ 5¢ per Ton			
T.	AGGREGATE AMOUNT OF TAXES (Sections G, G-6, H, J, K, M, N, and O added together)			438,376.10

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R522B (R. 10-09)

ABSTRACT OF 2009 TAX ROLL
Milwaukee, Wisconsin
December 2009

ASSESSED VALUES	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
Land	\$ 215,000	\$ 2,091,400	\$ 4,134,819,400
Improvements	\$ 925,000	\$ 13,123,900	\$ 23,810,238,403
Personal Property	<u>\$ 108,691</u>	<u>\$ 1,511,700</u>	<u>\$ 981,539,878</u>
Total	\$ 1,248,691	\$ 16,727,000	\$ 28,926,597,681
 COMBINED			
Land		\$ 4,137,125,800	
Improvements		<u>\$ 23,824,287,303</u>	
Total Real Estate		\$ 27,961,413,103	
Personal Property		<u>\$ 983,160,269</u>	
Grand Total		\$ 28,944,573,372	

TAX RATES PER \$1000 *			
TAXING UNIT	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
City	141.269137	8.863799247	8.885783838
School	16.94688278	11.63281401	10.65953888
MATC	3.281836739	2.058767263	2.063911079
MMSD	2.274157498	1.42689783	1.430471159
State	0.291433189	0.182860644	0.183314507
County	<u>4.79708751</u>	<u>2.013463861</u>	<u>4.480739891</u>
Total	\$ 168.861	\$ 26.179	\$ 27.704
* Gross-includes allowable TID levy - Rate totals are rounded			

TAX LEVY			
	WASHINGTON COUNTY	WAUKESHA COUNTY	MILWAUKEE COUNTY
County & State Charges	\$ 6,353.99	\$ 36,737.92	\$ 129,647,294.85
City of Milwaukee	17,640.15	148,264.77	246,588,628.08
Milwaukee School Board	21,161.42		295,811,952.58
Menomonee Falls School Bd.		\$ 194,582.08	
MATC/Technical Colleges	\$ 4,098.00	\$ 34,437.00	57,275,420.00
Milwaukee Sewer District	<u>\$ 2,839.72</u>	<u>\$ 23,867.72</u>	39,695,929.56
TID 15-71			<u>32,355,282.15</u>
Total	\$ 52,093.28	\$ 437,889.49	\$ 801,374,507.22
 Milwaukee - All Counties	 TOTAL LEVY	 TOTAL YIELD	 OVER RUN
	\$ 801,864,489.99	\$ 801,867,001.05	\$ 176,877.26

ABSTRACT OF 2009 TAX ROLL
Milwaukee, Wisconsin
December 2009

TOTAL COLLECTIONS	
Specials	\$ 45,182,682.17
Kline	
WDR Penalty PP	
Total R.E. & P.P.	\$ 847,049,683.22
Occupational	<u>3,716.32</u>
Grand Total	\$ 847,053,399.54

OVERRUN		
Omitted	Regular	Total
\$ 174,366.20	\$ 2,511.06	\$ 176,877.26

CREDIT DISTRIBUTION	
Washington County	
General Government Credit	\$ 0.00
School Credit	\$ 1,015.08
Total Available for Distribution	\$ 1,015.08
Credit Distributed	<u>\$ 1,015.06</u>
Under(-) & Over(+) Distribution	-\$ 0.02
Waukesha County	
General Government Credit	\$ 0.00
School Credit	\$ 33,745.95
Total Available for Distribution	\$ 33,745.95
Credit Distributed	<u>\$ 33,745.04</u>
Under(-) & Over(+) Distribution	-\$ 0.91
Milwaukee County	
General Government	\$ 0.00
School Credit	\$ 49,720,320.57
Sub Total	\$ 49,720,320.57
Unused Prior Credit	\$ 36,025.38
Total Available for Distribution	\$ 49,756,345.95
Credit Distributed	<u>\$ 49,753,768.19</u>
Under(-) & Over(+) Distribution	-\$ 2,577.76
Total available for distribution	\$ 49,791,106.98
Total credits distributed	<u>\$ 49,788,528.29</u>
Total Under(-) & Over(+) Distribution	-\$ 2,578.69

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE		NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<u>RELIGIOUS INSTITUTIONS [70.11]</u>						
010	Traditional Church	655	458,487,950	1.709%	85.63%	11.085%
011	Store-Front Church	10	1,627,300	0.006%	0.30%	0.039%
020	Parsonage/Housing	85	12,640,900	0.047%	2.36%	0.306%
030	School	30	33,359,280	0.124%	6.23%	0.807%
040	Miscellaneous	68	15,739,000	0.059%	2.94%	0.381%
050	Convents/Sisters	29	13,174,300	0.049%	2.46%	0.319%
080	Parking	6	374,400	0.001%	0.07%	0.009%
TOTAL	RELIGIOUS INSTITUTIONS [70.11]	883	535,403,130	1.850%	100.00 %	12.945%
<u>EDUCATIONAL INSTITUTION [70.11(4)]</u>						
100	Educational Institutions	49	48,374,500	0.180%	90.64%	1.170%
101	Educational Association	2	11,600	0.000%	0.02%	0.000%
110	Non-profit Day Care	9	2,431,700	0.009%	4.56%	0.059%
111	Benevolent Association	3	2,031,200	0.008%	3.81%	0.049%
113	Misc. Educational Association	2	520,000	0.002%	0.97%	0.013%
TOTAL	EDUCATIONAL INSTITUTION [70.11(4)]	65	53,369,000	0.184%	100.00 %	1.290%
<u>COLLEGES AND UNIVERSITIES [70.11(3)]</u>						
090	Colleges and Universities	110	448,768,740	1.673%	100.00%	10.850%
TOTAL	COLLEGES AND UNIVERSITIES [70.11(3)]	110	448,768,740	1.550%	100.00 %	10.850%
<u>CEMETERIES [70.11(13)]</u>						
130	Cemeteries	32	34,655,930	0.129%	100.00%	0.838%
TOTAL	CEMETERIES [70.11(13)]	32	34,655,930	0.120%	100.00 %	0.838%
<u>BENEVOLENT ASSOCIATIONS [70.11(4)]</u>						
160	Fraternal/Veterans Organization	18	7,869,100	0.029%	1.79%	0.190%
180	Community Redevelopment Groups	3	1,429,300	0.005%	0.33%	0.035%
190	Low Income/Disabled Housing	63	106,837,900	0.398%	24.31%	2.583%
210	Childrens Homes	4	351,300	0.001%	0.08%	0.008%
220	Nursing Homes/Homes For The Aged	36	141,594,250	0.528%	32.22%	3.423%
223	Transitional Living	4	1,346,800	0.005%	0.31%	0.033%
230	Boys'/Girls' Clubs/YMCA&YWCA	50	37,700,350	0.141%	8.58%	0.912%
250	Group Homes	72	32,397,160	0.121%	7.37%	0.783%
260	Misc. Benevolent	72	107,324,730	0.400%	24.42%	2.595%
270	Women's Clubs	3	776,500	0.003%	0.18%	0.019%
271	Historical Societies	3	1,865,600	0.007%	0.42%	0.045%
TOTAL	BENEVOLENT ASSOCIATIONS [70.11(4)]	328	439,492,990	1.518%	100.00 %	10.626%
<u>NON PROFIT HOSPITALS [70.11(4M)]</u>						
200	Non-Profit Hospitals	38	201,560,120	0.751%	100.00%	4.873%
TOTAL	NON_PROFIT HOSPITALS [70.11(4M)]	38	201,560,120	0.696%	100.00 %	4.873%
<u>LABOR TEMPLES [70.11(16)]</u>						
280	Labor Temples	24	7,361,200	0.027%	100.00%	0.178%
TOTAL	LABOR TEMPLES [70.11(16)]	24	7,361,200	0.025%	100.00 %	0.178%

Total Assessable Value* \$28,944,573,372

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<u>REHABILITATION PROPERTY [70.11(4G)]</u>					
181 Rehabilitation Property	20	669,700	0.002%	100.00%	0.016%
TOTAL REHABILITATION PROPERTY [70.11(4G)]	20	669,700	0.002%	100.00 %	0.016%
<u>SALVATION ARMY [70.11(12)]</u>					
240 Salvation Army	30	17,141,170	0.064%	100.00%	0.414%
TOTAL SALVATION ARMY [70.11(12)]	30	17,141,170	0.059%	100.00 %	0.414%
<u>PROPERTY HELD IN PUBLIC TRUST [70.11(20)]</u>					
245 Property Held In Public Interest	3	341,400	0.001%	100.00%	0.008%
TOTAL PROPERTY HELD IN PUBLIC TRUST [70.11(20)]	3	341,400	0.001%	100.00 %	0.008%
<u>SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]</u>					
405 Amateur Sports & Intertainment	1	540,000	0.002%	100.00%	0.013%
TOTAL SPORTS & ENTERTAINMENT FACILITIES [70.11(31)]	1	540,000	0.002%	100.00 %	0.013%
<u>NON-PROFIT THEATRES [70.11(29)]</u>					
407 Non-Profit Theatres	1	2,018,000	0.008%	100.00%	0.049%
TOTAL NON-PROFIT THEATRES [70.11(29)]	1	2,018,000	0.007%	100.00 %	0.049%
<u>UNITED STATES GOVERNMENT</u>					
310 General	22	68,344,600	0.255%	92.46%	1.652%
320 Indian Reservations	5	5,570,550	0.021%	7.54%	0.135%
TOTAL UNITED STATES GOVERNMENT	27	73,915,150	0.255%	100.00 %	1.787%
<u>PROPERTY OF THE STATE [70.11(1)]</u>					
330 University of Wisconsin	31	203,281,300	0.758%	82.64%	4.915%
340 General	59	29,013,450	0.108%	11.79%	0.701%
350 Department of Veterans Affairs	1	1,462,500	0.005%	0.59%	0.035%
360 Highways	128	12,235,900	0.046%	4.97%	0.296%
TOTAL PROPERTY OF THE STATE [70.11(1)]	219	245,993,150	0.850%	100.00 %	5.948%
<u>MILWAUKEE COUNTY [70.11(2)]</u>					
390 Milwaukee County General	80	161,926,720	0.604%	28.34%	3.915%
400 X-Way(trust for Wisconsin)	246	34,952,220	0.130%	6.12%	0.845%
402 Metro Sewer	140	11,300,620	0.042%	1.98%	0.273%
410 Airport	23	110,438,450	0.412%	19.33%	2.670%
420 County Parks	294	245,516,910	0.915%	42.98%	5.936%
430 Tax Deed & Welfare	1	3,555,000	0.013%	0.62%	0.086%
440 County Highway	15	3,581,100	0.013%	0.63%	0.087%
TOTAL MILWAUKEE COUNTY [70.11(2)]	799	571,271,020	1.974%	100.00 %	13.812%

Total Assessable Value* \$28,944,573,372

SUMMARY OF FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE		NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of TOTAL EXEMPT
<u>MUNICIPAL PROPERTY [70.11(2)]</u>						
480	City General/Drainage/Creeks/Parks	396	186,441,910	0.695%	13.95%	4.508%
490	Redevelopment (RACM)	476	63,238,040	0.236%	4.73%	1.529%
500	Housing Authority (HACM)	516	111,870,510	0.417%	8.37%	2.705%
510	Vacant Land/Parking	54	23,505,200	0.088%	1.76%	0.568%
520	Playground/Tot Lot/Green Spot	85	13,169,620	0.049%	0.99%	0.318%
530	Tax Deed	2,234	19,182,405	0.072%	1.44%	0.464%
540	Land Bank	18	15,783,200	0.059%	1.18%	0.382%
550	City Vocational Schools	15	72,280,980	0.269%	5.41%	1.748%
570	Wisconsin Center District	3	70,078,500	0.261%	5.24%	1.694%
571	Misc. Municipal Property	5	56,789,300	0.212%	4.25%	1.373%
660	City Water Works	12	69,907,300	0.261%	5.23%	1.690%
720	City Fire Department	31	8,479,530	0.032%	0.63%	0.205%
750	Public Schools, School Sites	188	625,466,640	2.332%	46.81%	15.123%
TOTAL	MUNICIPAL PROPERTY [70.11(2)]	4,033	1,336,193,135	4.616%	100.00 %	32.307%
<u>RAILROADS [70.112(4)]</u>						
780	Soo Line	116	13,832,160	0.052%	51.06%	0.334%
790	Northwestern	79	11,184,950	0.042%	41.29%	0.270%
800	Misc. Railroads	28	2,006,900	0.007%	7.41%	0.049%
810	CMC Real Estate	3	65,200	0.000%	0.24%	0.002%
TOTAL	RAILROADS [70.112(4)]	226	27,089,210	0.094%	100.00 %	0.655%
<u>UTILITIES [70.112(4)]</u>						
830	Gas	7	558,330	0.002%	0.55%	0.013%
840	Electric	106	65,917,060	0.246%	65.13%	1.594%
850	Telephone	32	30,942,600	0.115%	30.57%	0.748%
860	Pipelines	2	3,420,000	0.013%	3.38%	0.083%
900	Streets, Alleys, Ped Ways	38	367,150	0.001%	0.36%	0.009%
TOTAL	UTILITIES [70.112(4)]	185	101,205,140	0.350%	100.00 %	2.447%
<u>Others</u>						
351		6	38,296,800	0.143%	98.25%	0.926%
56		1	680,500	0.003%	1.75%	0.016%
TOTAL	Others	7	38,977,300	0.135%	100.00 %	0.942%
TOTAL EXEMPTIONS		7,031	4,135,965,485	14.29%	100.00 %	100.00%

Total Assessable Value* \$28,944,573,372

SUMMARY OF NEW FULLY EXEMPT PROPERTY - CITY OF MILWAUKEE

EXEMPT TYPE/CODE	NUMBER	EXEMPT VALUE	% of TOTAL * CITY VALUE	% of EXEMPT TYPE	% of NEW TOTAL EXEMPT VALUE
<u>RELIGIOUS INSTITUTIONS [70.11]</u>					
010 Traditional Church	2	639,000	0.002%	35.29%	3.264%
011 Store-Front Church	2	780,000	0.003%	43.08%	3.985%
020 Parsonage/Housing	3	312,100	0.001%	17.24%	1.594%
040 Miscellaneous	2	44,700	0.000%	2.47%	0.228%
080 Parking	3	34,900	0.000%	1.93%	0.178%
TOTAL RELIGIOUS INSTITUTIONS [70.11]	12	1,810,700	0.006%	100.00 %	9.250%
<u>EDUCATIONAL INSTITUTION [70.11(4)]</u>					
111 Benevolent Association	1	1,420,000	0.005%	100.00%	7.254%
TOTAL EDUCATIONAL INSTITUTION [70.11(4)]	1	1,420,000	0.005%	100.00 %	7.254%
<u>BENEVOLENT ASSOCIATIONS [70.11(4)]</u>					
190 Low Income/Disabled Housing	3	6,927,000	0.026%	88.66%	35.388%
250 Group Homes	5	530,100	0.002%	6.78%	2.708%
260 Misc. Benevolent	1	356,000	0.001%	4.56%	1.819%
TOTAL BENEVOLENT ASSOCIATIONS [70.11(4)]	9	7,813,100	0.027%	100.00 %	39.915%
<u>REHABILITATION PROPERTY [70.11(4G)]</u>					
181 Rehabilitation Property	1	533,200	0.002%	100.00%	2.724%
TOTAL REHABILITATION PROPERTY [70.11(4G)]	1	533,200	0.002%	100.00 %	2.724%
<u>UNITED STATES GOVERNMENT</u>					
310 General	4	251,300	0.001%	100.00%	1.284%
TOTAL UNITED STATES GOVERNMENT	4	251,300	0.001%	100.00 %	1.284%
<u>PROPERTY OF THE STATE [70.11(1)]</u>					
360 Highways	2	269,600	0.001%	100.00%	1.377%
TOTAL PROPERTY OF THE STATE [70.11(1)]	2	269,600	0.001%	100.00 %	1.377%
<u>MILWAUKEE COUNTY [70.11(2)]</u>					
402 Metro Sewer	1	142,500	0.001%	100.00%	0.728%
TOTAL MILWAUKEE COUNTY [70.11(2)]	1	142,500	0.000%	100.00 %	0.728%
<u>MUNICIPAL PROPERTY [70.11(2)]</u>					
480 City General/Drainage/Creeks/Parks	1	119,200	0.000%	1.63%	0.609%
490 Redevelopment (RACM)	3	167,800	0.001%	2.29%	0.857%
500 Housing Authority (HACM)	5	426,900	0.002%	5.82%	2.181%
530 Tax Deed	132	6,620,200	0.025%	90.27%	33.821%
TOTAL MUNICIPAL PROPERTY [70.11(2)]	141	7,334,100	0.025%	100.00 %	37.468%
TOTAL EXEMPTIONS	171	19,574,500	0.07%	100.00 %	100.00%

Total Assessable Value* \$28,944,573,372

GLOSSARY

Assessed Value: An estimate of value assigned to taxable property by the assessor for purposes of property taxation. State law requires all assessments to be at 100% of market value. Assessed values most closely reflect market value following a revaluation. In non-revaluation years, assessments typically reflect a fraction of market value due to the changing real estate market.

Assessed Value Tax Rate: See tax rate.

Assessment Ratio: The relationship between the assessed value and equalized value of all taxable property within a municipality. For example, if the assessed value of all the taxable property in the City is \$13,900,000,000 and the equalized value is \$14,000,000,000 the assessment level would be 98.6%.

$$\text{Assessment Ratio} = \frac{\text{Assessed Value}}{\text{Equalized Value}}$$

Classification: Property is both classified and assessed in different manners. Property is classified as either real property or personal property. Real property is comprised of residential, commercial, and manufacturing property. Residential and Commercial property is assessed by the local assessor. The State assesses manufacturing property.

Commercial Class: The commercial class consists of properties where the predominant use is the selling of merchandise or a service. Apartment buildings of four or more units and office buildings are included in this class. This class also includes vacant land where the most likely use would be for commercial purposes. Commercial property represents about 30% of the total assessed value of the city.

Within the commercial class of property there are three sub-classes:

Local Commercial - this property consists of smaller commercial property throughout the city where values are strongly determined by the property location. Examples include storefront properties and taverns. Local commercial property represents about 6% of the total assessed value of the city.

Special Commercial - this property consists of special property types whose function dictates the use of similar appraisal techniques. Examples include hotels, motels, funeral homes, fast food franchises, downtown office buildings, shopping centers, service stations, and so on. Special commercial property represents about 14% of the total assessed value of the city.

Apartments - this includes all apartment buildings with four or more units. Apartments comprise about 10% of the total assessed value of the city.

Condominiums: See residential class of property.

Equalized Value: The full market value of all taxable property in a municipality, both real and personal. The equalized value is determined by the Department of Revenue each year.

Equalized Value Tax Rate: See tax rate.

Exemptions: Exemptions are properties that are exempt from local taxation by state law.

Full Value: For all practical purposes, the same as equalized value. It represents the current market value of all taxable property within the boundaries of municipality or a district, such as a school district or tax incremental district.

Local Commercial Property: See commercial class.

Market Value: The amount a typical, well-informed purchaser would be willing to pay for a property. For a sale to represent market value, the seller must be willing (but not under pressure) to sell and the buyer must be willing (but not under any obligation) to buy. The property must be on the market for a reasonable length of time, the payment must be in cash or its equivalent, and the financing must be typical for that type of property.

Manufacturing Class: Manufacturing property consists of all property used for manufacturing, assembling, processing, fabricating, making or milling tangible personal property for profit. It also includes

establishments engaged in assembling component parts of manufactured products. All manufacturing property is assessed by the Wisconsin Department of Revenue. Manufacturing real property represents 3% of the total assessed value of the city.

Mean Value: The average value. It is determined by dividing the total value by the number of properties.

Median Value: The value of the property located at the midpoint of all property values when arranged in order according to size. It is a positional average and is not affected by extreme values.

Personal Property Class: Personal property as described in S. 70.04, Stats., includes all goods, wares, merchandise, chattels, and effects of any nature or description, having any real or marketable value, and not included in the term "real property." The subclasses of personal property include: boats and watercraft; machinery, tools, and patterns; furniture, fixtures, and equipment; all other personal property.

Locally assessed personal property basically includes all personal property used by business. It does not include inventories. Locally assessed (non-manufacturing) personal property represents about 6% of the total assessed value of the city.

Manufacturing personal property is assessed by the Wisconsin Department of Revenue. It represents about 3% of the total assessed value of the city.

Residential Class: The residential class of property includes all property where the predominant use is for living purposes. It also includes vacant land where the most likely use would be residential development. Apartment buildings of four or more units, hotels, motels, and resorts are classified as commercial property. The residential class represents roughly 64% of the total assessed value of the city. Within the residential class of property, there are two sub-classes:

Residential - single family, two-family, and three family dwellings. This property represents about 59% of the total city value.

Condominiums - these residential units comprise about 5% of the total city value.

Revaluation: Estimating the current market value of all taxable property for purposes of a new assessment. A revaluation is performed to assure each property is assessed at market value and pays only its fair share of taxes.

Special Commercial Property: See commercial class.

Uniformity: The State Constitution demands that all property within the municipality is taxed at the same tax rate. State law demands that the valuation be based on market value.

Tax Base: The total assessed value of all assessments in the municipality that are subject to local property taxes.

Taxing Bodies: The following taxing bodies determine the total tax levy for property located in the City of Milwaukee. Milwaukee Public Schools, City of Milwaukee, Milwaukee County, Waukesha County, Washington County, MMSD, MATC, State of Wisconsin (for reforestation).

Tax Levy: The total amount of property tax money that a taxing unit (such as the schools, city, county, etc.) needs to raise to provide services.

Tax Rate: The tax levy (as determined by the taxing bodies) divided by the tax base. It is often expressed in terms of dollars per thousand. The tax rate is multiplied by the assessed value to determine the amount of tax that each property must pay.

Because Milwaukee extends into Washington and Waukesha Counties, those parcels that are not in Milwaukee County often have tax rates that are slightly different than properties in the City of Milwaukee, Milwaukee County. This is because properties in Waukesha County pay the County tax levied by Waukesha County, properties in Washington County pay the tax levied by Washington County, and so on.

$$\text{Tax Rate} = \frac{\text{Total Tax Levy}}{\text{Tax Base}}$$

Assessed Value Tax Rate is the tax levy divided by the assessed value (base) and is utilized for comparing tax bills within a community and for comparing particular property's tax bills over time.

Equalized Value Tax Rate is the tax levy divided by the equalized value (base) and is used for comparing tax rates between different communities and for determining the tax rates applied to overlapping jurisdictions such as Milwaukee County.

Assessed value rates and equalized value rates may differ slightly depending on whether the tax incremental values are included in the tax base or excluded.

Tax Incremental District (TID): A contiguous geographic area within a city defined and created by resolution of the local legislative body.

Procedures described in s. 66.46, Stats., must be followed in creating a tax incremental district. The procedures include holding public hearings, adopting a

project plan, getting approval, and fathering any information necessary to establish the tax incremental district (TID).

Tax Incremental Financing: A method of splitting the cost of public works in certain areas (tax increment districts) with the other taxing bodies that will benefit from an increase in the tax base. Basically, it works as follows: Any increase in value in the TID above the base value (the value at the time the TID is formed) is not included in determining the tax rate; however, the tax rate is applied to all taxable property in the TID. The additional revenue generated (the tax increment) is used by the municipality to help pay for the public works that stimulated the increase in the value in the TID. This process continues until either the public works are paid for, the legislative body terminates the TID, or 23 years has elapsed.

TID: Tax Incremental District (see above).